REGULAR MEETING AGENDA

Date: 8/12/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 858 7073 1001
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1 Approval of minutes and court reporter transcript from the July 22, 2024 Planning Commission meeting (Attachment)

E2 Artwork Lighting Review/Christopher Baxter/2 Meta Way:
Consider and adopt a resolution to approve the lighting design of the façade-mounted artwork associated with the existing citizenM hotel located on the Meta West Campus in the O (Office) zoning district. The artwork is located on the northwest elevation of the building, facing Chilco Street, adjacent to an exterior red staircase, and the lighting would consist of two fixtures, directly above and beneath the artwork, to avoid light spillover; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. Per condition 15.2.1 of the conditional development permit for the site, Planning Commission review is required for the lighting specifications for the artwork. (Staff Report #24-032-PC)

E3 Architectural Control/Daniel Cunningham/2882-2884 Sand Hill Rd.:
Consider and adopt a resolution to approve architectural control for modifications to an existing office campus including hardscaping and landscaping modifications and the addition of two outdoor shade structures and exterior office building modifications in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district. The project includes five development-related heritage tree removals which were reviewed and conditionally approved by the City Arborist; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and Section 15303's Class 3 exemption for new construction or conversion of small structures (Staff Report #24-033-PC)

F. Public Hearing

F1. Use Permit/Hong Wei/595 Hobart St.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential)

zoning district, determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes a detached accessory dwelling unit (ADU) and associated heritage tree removals which are permitted and not subject to discretionary review. (Staff Report #24-034-PC)

F2. Use Permit/Robert Harrison/805 Evergreen St.:
Consider and adopt a resolution to approve a use permit to demolish an existing two-story, single-family residence and detached accessory structure and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district at 805 Evergreen Street; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #24-035-PC)

F3. Use Permit/Lea Redmond and Samantha Hamlin/1925 Menalto Ave.:
Consider and adopt a resolution to approve a use permit to change the use of a tenant suite from a salon to a restaurant within an existing commercial building in the C-MU (Neighborhood Mixed Use) zoning district. The subject property is substandard with regard to the minimum parking requirement in the C-MU zoning district and requires a use permit for a change of use. The proposed project also includes a use permit request for a Type 41 license from the State Department of Alcoholic Beverage Control (ABC) for onsite alcohol service (beer and wine only) associated with a full-service restaurant, and a use permit for outdoor seating in the rear of the property and to allow the outdoor consumption of beer and wine within the outdoor seating. As part of the review, the Planning Commission will need to determine whether the on-sale of alcohol at this location serves a public convenience or necessity, in accordance with the requirements of the Menlo Park Municipal Code; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-036-PC)

G Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: August 26, 2024
- Regular Meeting: September 9, 2024

H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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REGULAR MEETING DRAFT MINUTES

Date: 7/22/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Linh Dan Do, Misha Silin, Ross Silverstein

Absent: Katie Behroozi, Katie Ferrick

Staff: Christine Begin, Planning Technician; Michael Biddle, City Attorney's Office; Kristiann Choy, Senior Transportation Engineer; Kyle Perata, Assistant Community Development Director, Corinna Sandmeier, Principal Planner

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the Planning Commission on July 8, 2024 adopted resolutions to approve the architectural control and use permit for the Chevron reconstruction at 1399 Willow Road. He said those approvals were called up by the City Mayor for the City Council's review with an expected hearing date in August.

D. Public Comment

None

E. Consent Calendar

E.1 Approval of minutes from the ~~June 24~~ ***July 8***, 2024 Planning Commission meeting (Attachment)

Mr. Perata said that the agenda title had a clerical error in the date and the minutes were for the July 8, 2024 Planning Commission meeting, but the attachment was the correct meeting minutes.

Chair Schindler opened the item for public comment and closed it as no persons requested to speak.

ACTION: Motion and second (Erich/Silverstein) to approve the Consent Calendar consisting of the minutes from the July 8, 2024 Planning Commission meeting; passes 5-0 with Commissioners Behroozi and Ferrick absent.

F. Public Hearing

F1 and G1 are associated items with a single staff report

F1. Draft Environmental Impact Report (Draft EIR) Public Hearing/Lane Partners, LLC/333 Ravenswood Avenue (includes 201 and 301 Ravenswood Avenue, and 555 and 565 Middlefield Road) (referred to as the Parkline Master Plan Project). (Staff Report #24-031-PC)

Public hearing on the Draft EIR to comprehensively redevelop the SRI campus with a mix of residential and office/research and development (R&D) uses with limited restaurant and retail components. The project site is zoned "C-1(X)" (Administrative and Professional District, Restrictive, conditional development) and governed by a Conditional Development Permit (CDP) approved in 1975, and most recently amended in 2004. The City is evaluating a proposed project and project variant. Primary development program elements include:

- Demolition and reconstruction of approximately 1.1 million square feet of new office/R&D space in five buildings and a smaller amenity building;
- Retention of approximately 287,000 square feet of office/R&D space (Buildings P, S and T) for SRI's continued operations;
- Approximately 450 residential dwelling units (19 townhomes and 431 apartments) which would be subject to the City's inclusionary requirement resulting in 68 units affordable to low income households;
- An approximately one-acre portion of land, proposed to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing and/or special needs project of up to 100 dwelling units, resulting in a total of 168 BMR units; and
- Approximately 25 acres of publicly accessible open space.

The project variant includes the following modifications to the proposed project:

- An additional parcel located at 201 Ravenswood Avenue to create a continuous project frontage along Ravenswood Avenue;
- An increase in up to 250 residential units, for a total of 800 units (including 46 townhomes and 600 apartments, which would be subject to the City's inclusionary housing requirement resulting in 97 units affordable to low income households; and up to 154 apartments in the 100% affordable housing and/or special needs project, for a total of 251 BMR units);
- Modifications to the site layout including building locations and open space; and
- An approximately 2- to 3-million-gallon below-grade emergency water reservoir and related facilities to be built and operated by the city of Menlo Park.

The Draft EIR was prepared to address potential physical environmental effects of the proposed project and project variant in the following areas: air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems. The Draft EIR finds significant and unavoidable impacts from the proposed project and project variant in the following topic areas: construction noise, construction vibration, cumulative construction noise, and historical resources. The proposed project and the project variant would result in potentially significant impacts

related to air quality, cultural resources, tribal cultural resources, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to land use and planning, transportation, energy, greenhouse gas emissions, population and housing, public services and recreation, and utilities and service systems would be less than significant. The City is requesting comments on the content of this Draft EIR. The project site contains a toxic release site, per Section 6596.2 ("Cortese List") of the California Government Code. Written comments on the Draft EIR may be also submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:30 p.m. on August 5, 2024.

A court reporter prepared a transcript for Agenda Item F1.

G. Study Session

G1. Study session/Lane Partners, LLC/333 Ravenswood Avenue (includes 301 Ravenswood Avenue and 555 and 565 Middlefield Road) and 201 Ravenswood Avenue for the project variant (Parkline Master Plan Project). (Staff Report #24-031-PC)

Request for a study session for a masterplan to comprehensively redevelop the SRI campus with a mix of residential and office/research and development (R&D) uses with limited restaurant and retail components. The project site is zoned "C-1(X)" (Administrative and Professional District, Restrictive, conditional development) and governed by a Conditional Development Permit (CDP) approved in 1975, and most recently amended in 2004. The City is evaluating a proposed project and project variant. Primary development program elements include:

- Demolition and reconstruction of approximately 1.1 million square feet of new office/R&D space in five buildings and a smaller amenity building;
- Retention of approximately 287,000 square feet of office/R&D space (Buildings P, S and T) for SRI's continued operations;
- Approximately 450 residential dwelling units (19 townhomes and 431 apartments) which would be subject to the City's inclusionary requirement resulting in 68 units affordable to low income households;
- An approximately one-acre portion of land, proposed to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing and/or special needs project of up to 100 dwelling units, resulting in a total of 168 BMR units; and
- Approximately 25 acres of publicly accessible open space.

The project variant includes the following modifications to the proposed project:

- An additional parcel located at 201 Ravenswood Avenue to create a continuous project frontage along Ravenswood Avenue;
- An increase in up to 250 residential units, for a total of 800 units (including 46 townhomes and 600 apartments, which would be subject to the City's inclusionary housing requirement resulting in 97 units affordable to low income households; and up to 154 apartments in the 100% affordable housing and/or special needs project, for a total of 251 BMR units);
- Modifications to the site layout including building locations and open space; and
- An approximately 2- to 3-million-gallon below-grade emergency water reservoir and related facilities to be built and operated by the city of Menlo Park.

The proposed masterplan (proposed project and project variant) requires general plan and zoning ordinance amendments to create a new zoning district to enable the comprehensive redevelopment of the project site with a mix of residential, office/R&D, and limited retail/restaurant uses. Additionally, the proposed project would include a conditional development permit to implement the masterplan including development regulations (e.g. open space, design standards, diesel generators and hazardous materials), and other project conditions that address site-specific topics, along with a rezoning to apply the X (conditional development) combining district to the proposed new zoning district. The proposed project would comply with the City's BMR Ordinance and Guidelines through the provision of a minimum of 15% of housing units affordable to low income households. In addition to the inclusionary requirement, the applicant would dedicate approximately 1.6 acres of the project site to a non-profit affordable housing developer to construct up to 154 additional BMR units (within the maximum 800 dwelling units at the project site). The masterplan includes a request for a development agreement for vested rights in exchange for the provision of community benefits. The project includes a vesting tentative map for new parcelization, easements, and infrastructure. The proposed project would remove approximately 245 heritage trees and plant heritage tree replacements in compliance with the minimum requirements of the City of Menlo Park Municipal Code.

Commissioner Do said that she lived within a 500-foot radius of the project, but the City Attorney advised that she did not need to recuse as she had a month to month lease. She said she was confident she could participate in consideration of the item in an unbiased way.

Planner Sandmeier said some considerations for the Planning Commission's discussion were:

- Zoning district standards and requirements;
- Transportation demand management (TDM) plan trip reduction percentages;
- Proposed updated site plan layout, including the location of the 100% affordable building;
- Proposed mix of uses;
- Site access, including vehicular, pedestrian, and bicycle;
- Design and height of parking garages;
- Architectural design of residential buildings and nonresidential buildings; and
- Roadway congestion (LOS) intersection improvements

Commissioner Silverstein referred to the renderings of the tree canopy and asked if the height was expected immediately or would occur eventually.

Mr. Vaneer said that the canopy of the replacement trees would take time to grow to such a height but noted that 25 fully grown existing heritage trees were part of the landscape plan.

Commissioner Silverstein referred to the reduced parking alternative in the EIR and noted there was no actual reduced parking alternative. He asked if analysis on what the project might look like with fewer parking spaces had been done, noting the 3,319 parking spaces proposed.

Mr. Perata said there was a difference between the evaluation done from the applicants' side and the City's evaluation that was in the EIR. He said the City as the Commission was aware, had considered a reduced parking alternative but rejected it for the reasons identified in the EIR and that a robust analysis was not done as part of the EIR.

Mr. Murray said for the proposed commercial use the parking ratio was two parking spaces for every 1,000 square feet, noting that was a relatively low ratio compared to previous years' minimums of 3.3 or 3.0 spaces per 1,000 square feet. He said the City was definitely moving toward lower parking ratios. He said they believed that this minimum was needed for the financial success of the project or potentially slightly less if a high proportion of the project became lab use. He noted the need for open space and that they would have minimal surface parking. He said parking would be almost entirely below grade for a minority of the parking and that most of it would be structure parking. He said those type of parking stalls cost about $55,000 to $60,000 each to build. He said they welcomed an approval that would allow them to build two spaces per 1,000 square feet for the commercial use.

Commissioner Silverstein asked if there was a distinction between the commercial amenity building that would have a café open to the public and the community amenity building or what would be publicly accessible versus only for office workers. He said the only formal retail space seemed to be the 2,000 square foot community amenity building, which might have a juice station or bicycle repair shop. He referred to mixed use goals and if they had considered having more retail in the project.

Mr. Murray said the office amenity building was two-story and the second story was proposed for a fitness amenity and conference rooms for the office users exclusively. He said the ground floor was a food and beverage operation for the use of everyone on campus and would also be open to the public. He said they were proposing 17,000 to 18,000 square feet and that was the space of three to four full service restaurants. He said that was really the main retail amenity for a member of the public. He said the much smaller area originally proposed as a freestanding building was now proposed to be in the podium. He said they would construct the area within the building and then dedicate it to the affordable developer. He said there was a lot going on in that area with the field, a potential reservoir, and another potential community building there. He said they were not proposing that community building as part of the project but were site planning for and saving space for that. He said regarding more retail in the project that with their proximity to downtown they wanted to be sensitive to and create more demand for the existing downtown retail uses.

Chair Schindler referred to language in the staff report regarding the TDM plan that referenced requirements of the City County Association of San Mateo County (CCAG) for Menlo Park to reduce a minimum of 25% in trips from active TDM measures, but which acknowledged that projects within .5 mile of high quality transit would see a passive reduction of 10%. She asked if that was in addition to the required 25% reduction or as a portion of that.

Planner Sandmeier said the 10% reduction due to proximity to transit was not part of the 25% reduction.

Chair Schindler referred to City Council discussion in May about the 10% reduction and that it was already taken out of the Institute of Transportation Engineers (ITE) math and the then a 25% reduction on that, and asked for clarification.

Mr. Perata said he would have Senior Engineer Choy address the finer points of the Chair's questions but highlighted that the difference between how the City looked at its monitoring component for TDM versus CCAG was the latter looked at a qualitative kind of checklist whether the applicant or business developer provided the TDM measures that would calculate up to that reduction but did not start with an actual baseline number from which the percentage reduction was made.

Ms. Kristiann Choy, Senior Transportation Engineer, said CCAG used a checklist and based on the different TDM measures the applicant provided wanted that to calculate up to 25%. She said when the City typically did their monitoring, they based that on driveway counts, starting with using ITE trip rates. She said in the analysis the 25% and 28% included the 10% kind of passive reduction related to the proximity of the Caltrain station.
Chair Schindler said to clarify understanding that the reduction for proximity of the train station had already been done and then they were looking at 25% and 28% reductions.

Ms. Choy said no, that the 10% was part of the 25% or 28% reductions.

Commissioner Silin referred to the conditional development permit (CDP) and development agreement and asked what each included.

Planner Sandmeier said the CDP would replace the current CDP for the project site and would include additional controls on top of zoning and additional conditions. She said the development agreement would allow the applicant vested rights in exchange for providing amenities to the City. She said that was a negotiated agreement and the staff report had a list of potential topics for that agreement.

Replying further to Commissioner Silin, Mr. Perata said in other zoning districts in other parts of the community, the City had an adopted community amenities list. He said for example in the Bayfront area the City had a process through the zoning that identified how to calculate the community amenity requirement, the minimum requirement and then had a list used as a guide by applicants to propose amenities. He said there were other ways to comply such as payment of an in-lieu or a negotiated development agreement, but that zoning did not apply to this subject site. He said the process was more open ended for this development agreement and that negotiation had not started in earnest. He said they anticipated the start of that now the draft EIR was released. He said the City would be looking at the Council subcommittee for guidance on what community benefits were appropriate for this project in exchange for the vested rights. He said the vested rights were something that were also negotiated. He said certainly the timeline for the development agreement was a negotiation so that kind of overall expiration date was a negotiated item. He said the Planning Commission would see the draft negotiated development agreement alongside the CDP as part of its review and recommendation on the overall suite of entitlements the applicant was requesting to the City Council.

Commissioner Silin asked if there was a minimum parking requirement for the CDP noting the developer expressed a desire to use a lower parking ratio.

Planner Sandmeier said the project would be a new zoning district and a new CDP so any standards could be in it. She said Table 3 in the staff report provided some information on the parking. She said the current parking on the site was about 3,000 spaces for the same amount of commercial that was proposed and the proposed would be 2,800 parking spaces so a small reduction from the existing.

Mr. Perata said Table 3 in addition to the comparison Ms. Sandmeier mentioned also showed for comparison parking for some of the other zoning districts in the City. He said that could be a tool for the Planning Commission discussion. He said staff would look at the General Plan and zoning across the City when considering entitlements for this project and would draft proposed zoning.

Replying to Commissioner Silin's question about state laws on parking requirements, Ms. Sandmeier said she believed the City would not be able to require parking at least for existing uses and it might apply to new uses as well.

Mr. Biddle said there was legislation that imposed limitations on the City's ability to require parking. He said he would need to find that information for them.

Mr. Perata said AB 2097 would apply to the project since the majority of it was located within .5 miles of the Menlo Park Caltrain Station. He said that removed the ability of the City to require a minimum parking but gave the applicant the flexibility to look at reduced or no parking if desired in those areas but also did not preclude them from proposing parking that complied with the City's ordinances.

Chair Schindler opened public comment.

Public Comment:

- Father Mark Doherty, President and Rector of St. Patrick's Seminary at 320 Middlefield Road, and pastor of Nativity Parish at 210 Oak Grove Avenue, said he wanted to voice the Seminary community and the Parish community's strong support for the proposed project. He said as the CEO of the Seminary and Pastor of the Parish, one of the difficult realities he had on a regular basis was hiring and retaining staff in large part because of the tremendous cost of living burdens due in part to the insufficient housing in the area.

- Luke Pinkston, lifelong Menlo Park resident currently residing in the downtown area, said he supported the proposed project and particularly liked the housing and open space. He said commercial space near the downtown was really important. He noted retail struggles downtown and his hope that increasing the daytime population lunchtime demand would support growing downtown restaurants noting several top line restaurants had closed on Santa Cruz Avenue. He said the project would bring significant tax benefits to the City and provide resources to continue to improve the school district.

- Adina Levin, Menlo Park resident, referred to the potential for traffic calming previously mentioned in the evening's discussion as a way to improve safety and indicated that seemed a good idea to consider. She said addressing LOS referred to car delay and would involve changes to allow cars to travel faster whereas traffic calming would enable drivers to go through an area but at a moderate speed. She said regarding the potential for a lower parking optionhe applicant's comments on flexibility around that seemed a good and practical idea. She suggested having a parking permit program to limit the ability to have long term parking on neighborhood streets. She referred to confusion about the ITE using mode share and said a metric used by a number of cities looked at 100 people and what percentage of them were not driving and suggested the City use that in a complementary fashion as trip reduction was very confusing.

- Kevin Rennie noted discussion about cars and parking spots but nothing about bicycle parking or incentivizing people to use Caltrain. He said to create a thriving transit-oriented development that facilitated reduction in VMT they needed more retail and more restaurants. He said families were important to the community and housing was needed for them but 60% of the housing the project

was proposing was for studio or one-bedroom units. He said to incentivize bicycling he suggested protected bicycle parking. He suggested discounting rents or providing incentives for families that worked and stayed in Menlo Park. He noted flooding in the area especially in the area toward the Bay noting standing water on Ringwood and Coleman Avenues. He said he was concerned with runoff from this project and would like to see walkway sidewalks but also bicycle paths with rain gardens as such paths increased flooding. He said he wanted greater study of runoff and walkways and paths. He expressed concern about traffic and routes people would take to get to work at the project site and did not see any analysis of that.

Chair Schindler closed public comment.

Commissioner Do said she appreciated how the massing and site plan had clearly evolved in response to feedback from City Council Planning Commission, and the community. She said the addition of townhomes by the affordable housing unit lessened the sense of isolation. She noted that the affordable housing had a significantly lower parking ratio, which might be typical, but noted the building was the most distant end away from the train station.

Commissioner Do noted questions about the tree canopy and asked if it were possible for the next meeting on the project to get a quantified canopy cover as to what was existing and what the projected canopy cover would be including expected number of years to reach that projected canopy cover.

Mr. Murray said he would discuss the replacement tree canopy height with their landscape architect but thought they could calculate an estimate. He said they could get canopy statistics for existing trees that would be retained. He said regarding the affordable building that they looked at numerous iterations. He said it might not be clear, but the affordable building would have a certain number of parking stalls in the grade level podium, which was a low ratio, but they also would provide an easement to the affordable developer at no cost for use of the office building parking on nights and weekends. He said the affordable developer who generally would be responsible for the construction of their own site would then not have to spend money on structured parking. He said regarding location of the affordable building that part of the reason was getting to the densities without increasing height and upsetting neighbors. He said in one prior iteration they had the affordable units in the Laurel elevation in four buildings but that was inefficient. He said they changed it to two larger buildings that were four and five stories and the footprints for those were massive. He said they tried to make the area a mixed income district by adding townhomes. He said another consideration that came up for them and the affordable developers involved construction phasing and what was occupied and what was still being constructed. He agreed that it was a real walk from those units to the train station. He said they would have a shuttle service for the entire site as part of their TDM plan. He said they generally did that with the idea of making sure all the commercial workers would not drive and could get to Caltrain efficiently. He said the shuttle would be open to tenants of the affordable housing too.

Commissioner Do noted construction noise and said the project would take about 8.5 years to complete. She said it might be helpful for residents to have a point person to contact. She said they might not be able to mitigate the noise anymore beyond the noise barriers and electric motors. She asked if on the project website they could perhaps warn residents for example that on this day jack hammering on asphalt would occur at this part of the site as that might mitigate the emotional stress of sound for people working from home, people with children and people sensitive to noise.

Commissioner Do said a public comment was sent that day to integrate art into the site and asked if the applicant had a response or thoughts on that. She said site drawings from 2022 showed a garage elevation facing Burgess Classics with vine trellis treatment for a screening element. She asked if that was still proposed and about opportunities for art. She said at the north end one of the parking garages faced what was labeled a recreational field and was visible also from Ravenswood Avenue. She asked if in such situations art could be integrated and be part of the community benefit. Mr. Murray said they were very open to considering that noting that was a later phase item. He said they had been focused for now on the site planning and programmatic matters. He said he thought that would be a great element particularly to pair with the public access.

Chair Schindler said the project was headed in the right direction. She noted a comment at a previous hearing that this project was a once in a lifetime, a once in a generation opportunity to create infill and change the fundamental dynamics of the City, the flow of traffic and people, interactions between two sides of town with the ability to create a more dynamic flow through the City and also have contact with natural spaces and trees. She said she appreciated that since that time the project had gotten greater housing density while simultaneously taking into consideration the strong feedback from the most adjacent and most impacted neighbors. .

Chair Schindler said the feedback she would now offer was fine tuning. She said that the .5 parking spaces per unit for the affordable housing seemed very low and it was lower than for other zoning districts. She said she appreciated the clarification that the project developer would work with the affordable housing developer to provide an easement and shared parking, and clarified with the applicant that was not something the tenants would have to negotiate. She said it was a good solution to that parking issue.

Chair Schindler referred to phasing and that the 100% affordable building was scheduled in the last phases of construction. She said a number of people in prior meetings and other public commenters had asked if that construction could happen sooner. She asked if there was anything the City could do to accelerate the affordable housing timeline.

Mr. Murray said they would not be financing the affordable housing and rather would dedicate the land to a third party affordable housing developer, who then would have to go through its own financing process. He said based on the market rate development timing they would make the land dedication early on in the process. Replying further to Chair Schindler, Mr. Murray said funding from the City for that affordable housing developer would assist it progress and he would need to discuss with that developer the funding phases needed.

Commissioner Ehrich complimented the design team and thanked those in the City who had been part of shaping and scoping the project. He said he was proud that as a community they encouraged the developer to increase housing from 400 to 800 units. He noted the comments by the CEO of St. Patrick Seminary about the need for people to live where they work. He noted a bill SB4 that would make it possible to build much more housing on unused seminary land in Menlo Park. He said he appreciated most the transit, particularly the pedestrian and bicycle transit connectivity, proposed in the project. He said it was both a nice and strategic gesture to support the Middle Avenue crossing as it would give the project greater transit links. He referred to Attachment M, the bicycle connectivity map and page M1, also marked as G4.07, and the right hand side of that image showing a dotted green line that went from that corner of the site to Middlefield Road. He said on the previous page he thought it was noted that it was a future potential route under study. He said he strongly encouraged that be studied and eventually built as that corner of the site did not have great connectivity to the

rest of Menlo Park and in particular to the eastern part of Menlo Park. He said now there were some nice new bicycle lanes driving north on Middlefield Road from Willow Road and that green dotted line route would connect nicely to those existing bicycle lanes extending the network and providing those coming from east Menlo Park up Willow Road to access the site much more easily.

Commissioner Silin said this project was a once in a generation change for Menlo Park. He said the developer was local and had grounded the proposal in things that made sense. He said the community, City Commissions and City Council had provided feedback that the developer took that improved the project. He noted a comment that having more workers in Menlo Park created greater housing need so the additional housing proposed would be a net negative. He said the housing needs analysis showed it was a net positive for Menlo Park based on an expectation that only 5% of the employees working at this project would live in Menlo Park. He said one or two decades ago that number was 10% he believed, and it had steadily been dropping. He said not all the new employees at the project could possibly live in the housing being built there and they would have to look elsewhere, which created more commuters. He said looking at the current CDP that SRI could have done a remodel of the existing buildings and created more space for other uses and added like 1,300 more employees at the site without building housing. He said he appreciated the housing added and would appreciate the site offering even more housing but suspected such a big change at this point might be unrealistic. He said the entitlements were for 800 housing units and asked if there was any reason the community might expect that number to be decreased because of market conditions or other variables.

Mr. Murray said the project they would build included 15 inclusionary affordable housing units and the land dedication to the third party nonprofit for the affordable housing units. He said regarding their component that unless they came back for different approvals that they had 100% intention of building those out as proposed. He said how quickly that happened or in what kind of phasing would ultimately be determined by the market. He said by the time they got to the building permit state hopefully the housing market would have recovered. He said regarding the third party nonprofit that what they were entitling on its behalf was kind of the CEQA envelope. He said 154 units were planned as larger units and noted the public comment about need for family housing. He said one of the strategies for 100% low-income housing was family housing that required 25% two-bedroom and 25% three bedroom units at a minimum. He said the current plan was 30% of each. He said the third party nonprofit affordable housing developer would make the determination of how many units, which was the only place in the project where theoretically less might be done.

Commissioner Silin referred to the BMR units and asked if the income levels for those were being discussed. Mr. Murray said that as it related to the dedication those would be low, very low, or extremely low income levels. He said the 15% inclusionary BMR units would have to average at the low income level.

Commissioner Silin said the project would definitely add traffic and he understood from the staff report changes were proposed such as a longer left turn lane on Middlefield Road. He said their City streets were relatively narrow and he would not support widening them nor did it seem doable to do so. He said the community concern was about the mitigation measures for traffic impacts. He said with the project close to transit and Menlo Park being bicycle friendly that this was a great opportunity to double down on those things. He referred to the bicycle circulation and said he resided in the Allied Arts neighborhood. He said potentially his children would use the undercrossing a Middle Avenue to get to Menlo Atherton High School (MA) when that time came. He said he liked the idea of traversing by foot or bicycle through the Parkline campus rather than traveling on

Ravenswood Avenue or going all the way around on the other side. He said it was somewhat concerning to him that the bicycle access if riding from the west side of Menlo Park to MA was traversing along vehicular traffic as shown in Attachment M. He said vehicles would be coming to the site's parking structures right when and where children might be bicycling to school. He noted pedestrian paths cutting through and said he might be tempted as a bicyclist to cut through those paths. He said it was important to focus on the route to MA, noting that on Ravenswood Avenue as it got closer to MA there was a proposed connection to an existing bicycle network which he assumed was just the bike lane going along Ravenswood. He said his assumption was that if you were bicycling to MA you would want to cross at Ravenswood and not Ringwood as there you would bike through a large parking lot to get to school whereas at Ravenswood you would come in basically through the front gate. He said that was another area to focus on, making sure that cyclists could pretty easily get to MA from there. He said the applicant mentioned potentially widening the bike lanes on Ravenswood and he questioned whether that was warranted as a path was being created right next to Ravenswood Avenue that was nice and protected by trees, and separated from the street, and proposed to be shared by pedestrians and cyclists. He said he would focus on that for children going to school rather than the bicycle lanes on Ravenswood. He said mention was made of adding a left turn lane on Ravenswood Avenue for vehicles to access the property. He said it seemed if you were coming from Hwy. 101 by car that you would take either Willow Road or Marsh Road and if taking Willow Road and turning onto Middlefield Road you would have left turns onto Seminary Drive. He said for vehicles going down Marsh Road they would come down Middlefield Road and likely turn right on Ravenswood and then make a left turn into the proposed Loop Road, which would create some potential conflict between cyclists going up Ravenswood Avenue and vehicles turning left into the project. He said a pie in the sky solution would be some sort of underground or overground clearance for bicyclists and pedestrians so they would not even have to deal with distracted drivers trying to turn onto a street. He said he appreciated the paseo idea coming off of Laurel Drive as well as the path going from Burgess Drive to Seminary Drive along the other side of the property. He referred to the 3D renderings and one of a family with a stroller and right next to them a couple of cyclists on the shared path. He said if they were talking about children biking to school and people walking to work those were different things and it might make sense to consider having some sort of separation between the bike and pedestrian paths to address safety. He said he agreed with the public comment regarding local traffic and people parking on side streets while working and that permits would be a good consideration for the local side streets where residents were concerned with overflow parking. He said regarding cut through traffic on some of those side streets that permit parking might help to some extent but asked if the City could do something to reduce cut through traffic on the side streets and bordering Ravenswood Avenue in particular.

Mr. Perata said some of the site plan changes to access from Ravenswood Avenue reduced the possibility of cut through traffic and noted an earlier site plan that had a four-way access at Pine Street. He said he did not think the analysis went to that level of detail for trips going through Marcussen Drive given the volumes that street would or could take. He said he thought it was less likely that vehicles would find their way down that street versus going to Middlefield Road or using Laurel Drive if you were to head to the kind of northbound direction for transportation purposes to get to Marsh Road to get to the freeway.

Ms. Choy said that the applicant changed their site variant and there was not a potential for cutthroat on Pine Street and staff did not think Marcussen Drive would be a cut through route given the proximity to Middlefield Road as it would just be easier to come straight down that to access the project site.

Commissioner Silin said he was asking due to a comment from a resident on one of the streets. He suggested considering as implemented in Palo Also on Blake Street to close off one side of the access to the street to reduce cut through traffic. He said for traffic, parking and biking his main concern and focus was navigating commuters to and from school versus drivers to and from work. He said regarding the TDM and parking that one strategy was to unbundle residential parking where residents did not automatically get a free parking spot with their unit but would pay separately for it, which presumably would make people think twice about parking their car. He asked if something similar could be considered for the office component.

Mr. Murray said that model worked where parking was less necessary but for larger users in a more suburban environment type market, they had not seen parking ratio done on the entire square footage and not on an individual worker basis. He said they could continue to look into that but noted they tried to go for other TDM measures as that was not something they had seen in the market and might be tough to administer as well given the scale of tenants.

Commissioner Silin said anything that could be done to reduce car trips was quite welcome. He said he appreciated that the parking was based much lower on 1,000 square feet than with similar projects.

Chair Schindler said one of the community amenities laid out as a possibility that was discussed in the May City Council meeting was additional office space meeting space near the recreational field. She said that was not currently incorporated into any of the analyses including the EIR. She asked if those were to be developed as offices that could be used by a school district what the constraints were for additional square footage and if it could be a two-story building.

Planner Sandmeier said if additional community space like that was not analyzed in the draft EIR it would need to go through its own CEQA and entitlement process. She said she could not think of any specific reasons it could not be two-story.

Chair Schindler asked what the City / State would require if SRI were to eventually renovate or replace the three buildings currently being retained.

Planner Sandmeier said those three buildings were currently going through a separate entitlement process for architectural review including interior modifications and a combined utility yard with a generator and other related equipment. She said she assumed if that was approved those buildings would be retained for a while. She said in general the process for any further project there would depend on what was proposed and how the zoning and CDP were structured. Replying to Chair Schindler further, Ms. Sandmeier said the proposal might not necessarily need further CEQA review if it was architectural control for renovations or similar projects as it could fall under an exemption. She said a whole building replacement would need more analysis.

Chair Schindler referred to the potential exit at the east corner near Garage 2 with the direction of Seminary Drive and asked who the stakeholders were in that evaluation and the considerations as to whether or not that was opened up as a point of access.

Planner Sandmeier said staff was working with the applicant to determine access. She said having access from Seminary Drive was important and they were working on the configuration with the applicant and transportation division.

Mr. Perata said while that access was currently City dedicated right of way there were additional stakeholders or interests as Chair Schindler alluded to. He said USGS had access there. He said the City and applicant were evaluating multiple different scenarios that would consider existing and future access for the adjacent user that was currently USGS. He said also there were encroachments in that area so there were things in flux that the City was working on towards solution.

ACTION: Motion and second (Silverstein/Do) to extend the meeting until 11:15 p.m.; passes 5-0 with Commissioners Behroozi and Ferrick absent.

Commissioner Silverstein expressed his overall excitement and pride for this project and appreciation for the immense efforts and time all were putting into the project. He said he had a minor quibble with the financial impact report (FIR), Attachment JJ. He said that report said the net financial impact to the City was expected to be lower with the increased density option which implied that any given resident to Menlo Park was expected to cost the City more than their respective increase in tax revenues. He said the methodology for the FIR was assuming that new residents of the project would behave as the average resident in Menlo Park, which was fine for an analysis. He said his perspective was that the residents living in a development closer to downtown in a denser living environment were more likely to shop at local stores within walkable or bikeable distance, and as such would have a higher than average tax impact. He said he had the same concern regarding City expenditures per capita. He said the FIR used average expenditures per resident, but it did not account for any economies of scale for residents living in a denser living arrangement. He said he thought that it would be cheaper for police, fire, and public works departments to support 2,000 residents living within one project than for the same 2,000 residents living across an entire single family neighborhood. He said he imagined that the increased density option was likely to be more financially advantageous to the City than the FIR gave it credit for.

Commissioner Silverstein said regarding the proposed bicycle infrastructure changes that he would like to see the Class 1 bicycle path continue along Middlefield Road. He said the project's property did not run directly along Middlefield Road, so it would not necessarily be part of this project, but it would be a great benefit for the connectivity to and from the site itself. He suggested that the applicants as developers work with the City to whatever extent to make that happen. He said he was concerned with some of the Class 1 bicycle paths on the project currently. He said the bicycle and pedestrian path currently proposed was separated from vehicular traffic which was great but potentially it could become very crowded if some people were trying to commute quickly by bike while others were taking a nice stroll on the shared walking path. He said it was not clear if there would be any directionality to those paths, so people knew where to go. He said overall he was worried about the potential conflicts within those much needed spaces. He said he wanted to highly emphasize the need to continue the separated bicycle path on Ravenswood Avenue toward Middlefield Road and MA. He said the current narrow Class 2 Ravenswood bicycle lanes were not sufficiently safe to be considered a formal safe route to school. He said he knew the project stops before then but encouraged to whatever extent they could actually continue the separated bicycle path to consider as it was very needed for the high school students biking to school. He said he was excited about the Class 4 bicycle lane on Laurel Drive and wanted to emphasize the benefits of having a formally separated bicycle lane and not just a buffered one without formal infrastructure between bicyclists and vehicles. He also asked for confirmation that what was planned was bi-directional as that was not clear necessarily in the proposal. He said bicycle parking on the site was good but encouraged thinking about some specific things. He referred to electric bikes and noted his

work had a specific bike room for e-bike riders with outlets where they could charge the bikes during the day in a safe space. He said that would encourage people to be able to bike to work from slightly further distances. He referred to cargo bikes and families thinking about biking their children to school. He said for apartment residents without a garage it would be difficult for someone to own a cargo bike without a dedicated safe space to store it overnight and that could be the difference between someone biking for their daily trips as opposed to driving everywhere. He said regarding transit he was glad the TDM plan would include a shuttle service and he would love to see that timed with Caltrain to the greatest extent possible. He said with the electrification of Caltrain they were planning to increase the number of trips per hour.

Commissioner Silverstein said as he mentioned in the EIR discussion that he disagreed with the overall conclusion that the number of parking spaces would not have an effect on the percent of people who would drive to work. He said he did not have specific concrete recommendations on the optimal number of parking spaces and would defer to the developers in terms of the project's needs. He said he supported reducing the broader need for parking and the number of people who were driving to work. He said he agreed with decoupling parking from the rent or sale of any unit as it definitely increased the efficiency of parking allocations. He said if a person did not need a parking space or only needed one and not two then they would save money accordingly.

Commissioner Silverstein said today there were two right turn slip lanes from Ravenswood Avenue onto Middlefield Road and Middlefield Road onto D Street. He said those lanes just encouraged speeding around corners and were notoriously dangerous for pedestrians trying to cross there. He said he did not know if that was intended to be solved but was certainly something to keep in mind. He said regarding neighborhood concerns that even if there was not a specific project-wide EIR impact for increased traffic, he was empathetic to people who would not want speeding vehicles using their residential street as a cut through. He said he would like to see Public Works implement either traffic calming potentially and traffic flow changes such as no left turns or one-way only streets or no-through streets except for residents and retain the purpose of the larger through streets in Menlo Park.

Commissioner Silverstein said a resident mentioned to him recently a concern about the conditions for the construction workers throughout the course of the project and if the applicants had assurance or commitments to the wages or benefits of those workers.

Mr. Murray said that was being looked into now and it was expected to be discussed in the development agreement process. He said the majority of the aggregate dollars that would go into the project would go to prevailing wage union shops.

Responding to the Chair, staff showed this visual:

- Zoning district standards and requirements;
- Transportation demand management (TDM) plan trip reduction percentages;
- Proposed updated site plan layout, including the location of the 100% affordable building;
- Proposed mix of uses;
- Site access, including vehicular, pedestrian, and bicycle;
- Design and height of parking garages;
- Architectural design of residential buildings and nonresidential buildings; and
- Roadway congestion (LOS) intersection improvements

Chair Schindler said the community benefit topic was of most interest to her as it seemed the greatest opportunity. She said she would be most excited to see funding for projects that would improve connectivity to the site. She said the most obvious example for her was the Middle Avenue undercrossing because that would amplify all the best parts of this project with the ability to have greater bicycling flow crosstown, greater access into the downtown, greater flow of residents, and had the benefit of making the commercial and residential spaces inside the development more valuable as those were more accessible. She noted that community benefit was not actually on the list shown. She said looking at it she thought most of the topics had been commented upon and encouraged the Commissioners to look at the list and see if they had specific feedback about any of the topics.

Commissioner Silin referred back to Ravenswood Avenue and the idea of having the bicyclists not travel in the bike lanes along the road where people were driving vehicles to and from Hwy. 101, community to school, going to work and distracted or whatever. He said as a cyclist he would be much more comfortable using that kind of parklet or winding path paseo or whatever they called it next to the street and buffered by trees and other things. He said it was a good model to have separated paths for the kind of busy connecting streets such as Middlefield Road and Ravenswood Avenue where most bicyclists realistically would not use the bike lane. He said he saw in the TDM plan that the focus was encouraging use of Caltrain. He said he saw mention of a subsidy for a bike or scooter share but did not know if that was being considered as an option. He said his current walk from Caltrain toward SRI down Ravenswood Avenue was ok but with this opportunity he thought that walk could be made much more pleasant so that people might be more encouraged to take Caltrain and walk to work. He said regarding parking he assumed there was not an appetite from the Commission for a parking minimum, but he was happy to have flexibility for the applicant to reduce parking. He suggested perhaps they should consider a parking maximum. He asked about effectively limiting the number of car trips which might push things to the side streets, but they had the potential of a permit solution there. He said regarding amenities that if the project was not being built and there was no project alternative, SRI could still add a lot of employees and car trips to the site. He said the numbers he calculated seemed to indicate that the net new car trips for the project would be roughly the same whether the project was built or not built because of the housing included in it. He asked if the development agreement was separate from the impact fees or would the development agreement allocate those fees to different things. He asked how the public space like the commons and event space would be managed and what entity, the City or developer, would manage those.

Planner Sandmeier said impact fees were separate from the development agreement as it would not have something in it that was already required. She said the open space she believed would be managed by the applicant unless any open space was dedicated to the City, but she did not believe that was part of the proposal. She said if there were specific things for management that could be added to conditions of approval.

Commissioner Silin said that the developers for Springline hosted numerous events which were nice, but one of the issues was awareness noting he found out about those through friends. He said if not managed by the City, the developer would have to notify the public about different events and suggested that was important to consider. He said also that he expected high school students would gravitate toward the area after school what with the recreational field proposed and suggested they design or offer a space for high school students to hang out. He said a bike repair shop in that space did not make sense to him and suggested something that might cater to the high school population. He said that would be a nice benefit, but the main focus was on housing, circulation, and traffic.

Chair Schindler said she had teed up a list of possible topics for the development agreement in terms of what Commissioners prioritized. She said her priority was funding for connectivity projects, specifically the Middle Avenue undercrossing. She said her next two priorities would be funding for capital improvements and capital improvement projects and community open spaces with programming committed.

Commissioner Silverstein said he agreed on the connectivity piece. He said to use funds to extend better bike lanes on Middlefield Road and on Ravenswood Avenue beyond the specific footprint of the site as that would greatly support connectivity to and from the site itself.

Commissioner Ehrich said he shared similar priorities noting his first was connectivity into all areas with the Middle Avenue crossing to the Caltrain station his top priority, and then either the programmability of the public space or funds to for the public space to be attractive and usable with picnic tables, playground structures and such things, He said he loved landscaped areas but preferred areas to be usable and for funds to be directed in that regard.

Commissioner Silin said he would self-servingly support funding for the Middle Avenue undercrossing noting it had been studied for a long time and the cost had risen with every update. He said he agreed with circulation and access overall as a top priority.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: August 12, 2024

Mr. Perata said the agenda was being finalized for the August 12 meeting.

- Regular Meeting: August 26, 2024

Mr. Perata said the Community Development Department was planning to have the Environmental Justice and Safety Elements updates come to the Commission for a recommendation to the City Council. He said the goal was to hold that meeting at the Belle Haven Community campus.

I. Adjournment

Chair Schindler adjourned the meeting at 11:14 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

Planning Commission

In re:

Draft Environmental Impact Report (Draft EIR) Public Hearing/Lane Partners, LLC/333 Ravenswood Avenue (includes 201 and 301 Ravenswood Avenue, and 555 and 565 Middlefield Road) (referred to as the Parkline Master Plan Project). (Staff Report #24-031-PC).
_____/

CERTIFIED TRANSCRIPT

ENVIRONMENTAL IMPACT REPORT

REPORTER'S TRANSCRIPT OF PROCEEDINGS

AGENDA ITEM F1

MONDAY, JULY 22, 2024

Reported by AMBER ABREU-PEIXOTO

(Via ZOOM Videoconference)

Certified Shorthand Reporter No. 13546

State of California

ATTENDEES

The Planning Commission:

Jennifer Schindler- Chairperson
Andrew Ehrich - Vice Chairperson
Linh Dan Do
Misha Silin
Ross Silverstein

SUPPORT STAFF:

Corinna Sandmeier, Principal Planner

Kyle Perata, Assistant Community Development Director

Christine Begin, Planning Technician

PROJECT PRESENTERS:

Corinna Sandmeier, Principal Planner

Mark Murray, Lane Partners

Marc Pfenninger, Studios Architect

CONSULTANTS:

Jessica Viramontes, ICF
Kirsten Chapman, ICF
Ollie Zhou, Hexagon

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BE IT REMEMBERED that, pursuant to Notice of the Meeting, and on July 22, 2024, via ZOOM Videoconference, before me, AMBER ABREU-PEIXOTO, CSR 13546, State of California, there commenced a Planning Commission meeting under the provisions of the City of Menlo Park.

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MEETING AGENDA

PAGE

Presentation by Chair Schindler

Project Presenters:

Corinna Sandmeier, Principal Planner

Consultant Presentation

Jessica Viramontes, ICF

Mark Murray, Lane Partners

Marc Pfenninger, STUDIOS Architects

Public Comment

Commission Questions and Comments

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JULY 22, 2024 7:00 p.m.

P R O C E E D I N G S

CHAIR SCHINDLER: All right. We will now move on to Item F1, the Draft Environmental Impact Report, or Draft EIR, Public Hearing, Applicant Lane Partners, LLC, as it relates to 333 Ravenswood Avenue, including 201 and 301 Ravenswood Avenue, and 555 and 565 Middlefield Road, referred to as the Parkline Master Plan Project.

This Agenda item will cover the following: Public hearing on the Draft EIR evaluating the environmental effects of the comprehensive redevelopment of the SRI campus with a mix of residential and office and research and development (R&D) uses, with limited restaurant and retail components.

The project site is zoned C-1(X) or Administrative and Professional District, Restrictive, conditional development, and governed by a Conditional Development Permit.

The proposed project would include approximately 1.1 million square feet of new office/R&D space in five buildings, retention of approximately 287,000 square feet of office/R&D space for SRI's continued operations, with no net increase in commercial square footage, and

approximately 550 residential dwelling units.

The project variant would also include an additional parcel located at 201 Ravenswood Avenue, up to 800 residential units, and then approximately 2- to 3-million-gallon below-grade emergency water reservoir and related facilities to be built and operated by the City of Menlo Park.

The Draft EIR was prepared to address potential physical environmental effects of the proposed project and project variant in the following areas:

Air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems.

The Draft EIR finds significant and unavoidable impacts from the proposed project and project variant in the follow topic areas:

Construction noise, construction vibration, cumulative construction noise, and historical resources.

Commissioner Do.

COMMISSIONER DO: Thank you, Chair Schindler.

I just wanted to take this opportunity to

disclose that while I do live within a 500-foot radius of the project, I received advice from both the City Attorney and the Fair Political Practice Commission that due to it being a month-to-month lease, I can take part in this discussion.

I also am confident that I can do so in an un-biased and constructive manner.

Thank you.

CHAIR SCHINDLER: Thank you, Commissioner Do.

Ms. Sandmeier, I believe we're going to proceed with roughly the following structure, in terms of presentation and discussion:

I think staff is going to provide an introduction and some context for this first public hearing portion of our agenda. This item F1 is also significantly related to our next agenda item, which is a study session on this project.

So after we have staff introduction and some context, I believe that the Applicant, specifically Mr. Murray and Mr. Pfenninger are going to speak representing the Applicant. And then we will have a presentation from the EIR consultant who I believe -- there we go. Okay. Ms. Viramontes [pronouncing]. Correct pronunciation? Thank you. Apologies for not checking in on that ahead of time.

And after we have had those presentations, we will take public comment on the Draft EIR, followed by commissioner questions and comments. And then we will move into the Study Session.

Members of the public who wish to speak to the completeness and accuracy of the Draft EIR may do so during our public comment period.

So with that, Ms. Sandmeier, would you like to lead us off with an introduction and some context for this first part of our discussion of the project.

CORINNA SANDMEIER: Yes. Good evening, Chair Schindler and Commissioners. I'm Corinna Sandmeier with the Planning Division. So I'll be giving a quick overview of the Parkline Master Plan Project.

So this is the recommended meeting format. First, we have introduction by staff, and then presentation by the Applicant, and then presentation by the City's EIR consultant, then public comments on the Draft EIR, then commissioner comments and questions on the Draft EIR. And then we'll close the Draft EIR Public Hearing.

And then we'll have the Study Session, introduction by staff, commission questions, public comments on the proposed project and project variant, and commissioner comments and discussion.

So as noted, there are two separate public comment periods. So if -- we ask that people focus on either the Draft EIR, when that public comment period is up, or the study session, when that public comment period is occurring.

So this is a quick location map showing the location of the project. So it's the SRI campus that's bounded by Laurel Street, Ravenswood, Middlefield, and the Burgess right-of-way.

In general, this map shows the proximity to downtown, El Camino Real, and City Hall and Burgess Park. There's a little section along Ravenswood that is not shown as part of the project here because it's not part of the SRI campus. And that's 201 Ravenswood, and that is included in the project variant.

And so this site plan shows the proposed project. So, again, this is the SRI campus. Generally, the proposal is to add 550 residential units, to replace 1.1 million square feet of commercial, office, and R&D, and retain buildings P, S, and T. And those are shown in the kind of darker blue. And those would be retained for SRI's continued operations on the site.

And then this is the project variant that was also analyzed in the EIR. And this includes the 201 Ravenswood Avenue site. It includes up to 800 residential

units, and it includes an underground water storage, 2- to 3-million gallons, and related facilities that would be operated by the City. And this is the project that the Applicant indicates they are pursuing entitlements for.

So this is the slide on the meeting purpose. So the first item is the Environmental Impact Report. So it's an opportunity to comment on the Draft EIR. And then the second is a study session. And so that would be then comments on the proposed master plan and proposed general plan and zoning ordinance amendments to enable the master plan. And no actions will be taken tonight.

The public comment period for the Draft EIR ends on August 5th. Staff and the consultant will then review and respond to all substantive comments in a document called the Final EIR.

The Planning Commission is a recommending body on certification of the Final EIR and on most land use entitlements. The Planning Commission is the acting body on future architectural control permits for the individual buildings.

And so that concludes my presentation, and I'll turn it over to the Applicant team. Thank you.

CHAIR SCHINDLER: Thank you. I believe we have presentation from the Applicant team.

MARK MURRAY: Good evening members of the

commission and city staff --

CHAIR SCHINDLER" yeah. Just one second. Let's be sure that that's working. Try it -- want to try one more time. Thank you.

MARK MURRAY: Better?

CHAIR SCHINDLER: That's perfect. Thank you. I want to be sure folks can hear you online.

MARK MURRAY: Good evening, Members of the Commission, City Staff, and residents of Menlo Park. I'm Mark Murray, with Lane Partners. We're a Menlo Park-based real estate development firm that SRI selected several years ago to be their partner in helping them re-envision the campus they've called home for over 80 years now.

Our firm has also been in Menlo Park since it was founded over 18 years ago. So our office is half a mile from the site down Ravenswood, and I actually live half a mile down Laurel with my family. So, obviously, very familiar with this site.

But just wanted to let you know that everyone involved in the Applicant's side is -- recognizes the importance and special nature of this opportunity and we're very proud to be a part of it.

Next slide, please.

So when we were engaged by SRI, I think about

five years ago now, the primary responsibility we were given related -- was related to the research campus. This has been an incredibly venerable and productive research campus for many, many decades. But the facilities are outdated.

So the primary responsibility we were given by SRI is to re-envision that R&D campus for the future, something with new aesthetically-pleasing, sustainable buildings, something that would not only be a long-term solution to be a home for SRI, but also to create a multi-tenant environment so you could attract the best and brightest from various aspects of the research and development field to create a multi-tenant environment there.

And one of the challenges we have as you look at how we planned out the site, is SRI has to consolidate into several buildings and stay on campus. But that creates a planning challenge. It's also -- they have to stay in business throughout the process, including construction and redevelopment. So it's something that has been a challenge from the get-go and will remain a challenge.

Next slide, please.

I know it's in there, so I'll do my best to tell you what it says. So in addition to that primary

responsibility, we sat down, from the get-go, with SRI and tried to create, you know, what we wanted to be the guiding principles for this project. And while the project has changed over time, based on community feedback, those guiding principles really haven't changed much. And we've worked really hard, actually, just to kind of stay in conformance with those principles. And one of those is just opening up the site itself.

For decades, at least as long as I've been in the area, you know, it's been a fenced-off, closed-off area. Kind of acts as a big blockage in town. It's a large area of land, in a very central location, but essentially is blocked off from the community.

So one of the primary principles we looked at is opening up the site itself, physically, but then creating a new district or a new neighborhood where one of the primary features is actually community access and public access.

The other thing we wanted to do, based on what we were hearing in the community, even prior to starting the public process for Parkline itself, was the need for housing. So we wanted to create a new housing district. And, actually, in the current CDP plan, which is our most recent proposal, there's actually two housing districts, totaling 800 units.

Another goal was to create a really permeable site to really improve bike and pedestrian access, not only for people using the site, getting around the site, but because of this location and scale of this project, it really has a chance to improve bike and pedestrian access for folks getting from one side of town to the other, whether or not they are actually -- Parkline is actually their destination.

Sustainability is another major component of the project, and that's not just achieved by replacing old buildings with new. We're also replacing 100 percent of the utility infrastructure that has major impacts on things like carbon production.

And then, you know, one of the ongoing challenges, which is still a challenge today, is how do you accomplish all these things, particularly adding housing, things like that, while respecting neighborhood edges and being responsive to community concerns.

Next slide, please.

So we are now entering the fourth year of the public process of the Parkline Project. We were working with SRI for several years before that. But over the last three-plus years, we've really worked hard to both solicit a lot of community feedback. We've had, I think, 10 open houses -- in addition to public hearings, these are open

houses we had for members of the public. Had -- I think it was a thousand surveys, but that info is missing on the thing too.

But -- and we've really worked hard to try to -- try to take those desires into account, in terms of what we're producing in terms of community amenities, but also work with concerns we were hearing in terms of traffic, in terms of height and massing, and really try to make all these components work while being respectful to what we were hearing from the community.

And I would say the biggest challenge we had throughout -- there was a lot of overwhelmingly positive feedback to some of those themes we were going for: Open space, bike and pedestrian, transit, adding housing. But it was a major challenge in terms of, you know, what is the right amount of housing. We really heard kind of a constellation of opinions on -- you know, from folks that are just kind of pro-housing and less sensitive to height and massing, to folks who live nearby who really wanted to see the minimum, and a lot of folks in the middle as well, who, you know, wanted to see a big housing component but thought, you know, hundreds and hundreds of units and going to five or six stories might be too much for the neighborhood.

Next slide, please.

KYLE PERATA: So if we could maybe -- through the Chair. I'm sorry to interrupt. But I think we're seeing other slides might be also corrupted. But I think we have a different version. So we might switch sharers real quick from Christine to Corinna. If we could just take 30 seconds to do that.

MARK MURRAY: Sure.

KYLE PERATA: And while -- no problem. While we're doing that, I think I'm hearing reports from online that we're having trouble hearing you. So I don't know if it's the mic or if you move it closer. If we just maybe try to play around with that while we do this kind of quick swap of presentations for the Applicant. Maybe do a quick test.

MARK MURRAY: Sounds good.

KYLE PERATA: That's better. I think. I hope.

CHAIR SCHINDLER: That looks better.

MARK MURRAY: Yeah. That's great. One more slide forward, please.

So just to take you briefly through the evolution of the project, I think we initially started in spring of 2021. And our initial -- we did public outreach prior to that. But it was kind of an open question as to what the right amount of housing was. We knew we wanted it to be substantial. At the same time, we didn't want it to be

too much, where it was going to, you know, garner opposition or something that was out of place in the community.

So we started at 400 units, with essentially saying we wanted to speak to the community about it. We're willing to do more. We're also willing to do less. And, again, our initial submittal was 400 units. We had our first study sessions with both Commission and Council in the summer of 2022. At that point, City Council told us to study up to 600 units at a maximum. And then later that year, we made our next formal submittal, which was 550 units. So we increased it significantly, but didn't go all the way up to the maximum. Again, that was -- the direction was a study, 600 as a maximum, not direction to go to 600.

So after that next submittal, we had a series of both the scoping session and study session before Planning Commission. And I think that was actually -- ended up being spread out over three hearings, but essentially the guidance went to study up to 700 units and then ultimately up to 800 units. And that was the direction on the EIR as well.

We went away from those hearings thinking that, you know, we really had to strive to do as much housing as we could, at least as we could pull that off with doing it

in a way that would be acceptable to the community. That was a huge challenge. We looked at -- you know, I think we had only made that submittal in late 2022, and now you're seeing our most recent CDP, which was just several months ago. But in that 18-month period, I can't tell you the number of iterations we tried, to try to, you know, find that balance of how do you get to density without doing so in a way that is going to not be well-liked in the community.

And I don't think that would have been able to be accomplished without -- we have since gone into contract to acquire the Church of Christ of Scientists. That's the 201 Ravenswood address. So that's a one-acre parcel fronting on Ravenswood, near the corner of Ravenswood and Middlefield. And while that's only one acre of land, the church also has rights over adjacent SRI property.

One of those rights is having a really large parking field. I think it's 125 stalls at a minimum. But if you look at some of the early iterations of our project, you'll see there's kind of a large parking field over in the corner there, that was to be in compliance with those rights. And then they also had ingress and egress rights, which sort of went through that corner.

So by acquiring -- we haven't acquired the church, but by being in contract to acquire the church and

making that part of the Parkline plan, it really opened up more like a four- to five-acre area in that corner, which really wasn't -- we weren't able to redevelop or plan to redevelop before.

And that really allowed us to significantly spread out the housing; create a second housing district of nearly 200 units in that corner. And that really allowed us to -- that was kind of the main change that allowed us to really do what the current 800-unit plan is, which we think is the best version of 800 units, taking into account concerns we heard from the community.

Next slide, please.

So the entitlements we're seeking now are what we would call "programmatic entitlements." Those things like the General Plan amendment, rezoning, and the CDP, which we have submitted. I wanted to make the Commission aware that this project actually bifurcated architectural controls and these other approvals.

So assuming we go through this process, which is I think currently on schedule to happen this year, there will be an entire Day 2 process with the Planning Commission that is a full architectural review. That's not to say we don't value architectural feedback now. At the very least, that would help us get it right, as fast as possible, when we get to that stage. I just wanted to

make the Commission aware of that fact.

Next slide, please.

And this is the timeline for, again, these programmatic approvals we're seeking. So the EIR public comment, I think, ends in the first week of August. And then we're currently on track to come back to this Commission for a final recommendation in October, and then final City Council hearings in November or December of this year.

And I think one of the -- one of the things we're really looking to achieve tonight, hopefully from Planning Commission, is really feedback that the program we're showing, the site plan we're showing, is the right direction. We assume that going to 800 units, instead of doing less, is probably the direction from prior hearings, but please let us know. But we're really hoping to get that kind of master plan feedback. Again, there's a lot of details we worked out, EIR studies, things like that, but we're hoping to move forward with that.

We had a City Council hearing two months ago. That was something we actually requested. It was not a required hearing in the process. And that was one of the goals we had there. And I think we achieved that at that last hearing. But we'd like to know that so we can keep moving the project forward and stay on track and hopefully

get closer to bringing this to reality.

And with that, I'll turn it over to Marc Pfenniger, who is our design lead to talk more about design.

MARC PFENNINGER: Thank you, Mark. Thank you, Chair Schindler and members of the Planning Commission and city staff. I'm Marc Pfenninger. I'm a principal with STUDIOS Architecture, and we're the master architect for the project.

I just would like to start off and pick up from where Mark left off and move into the project and just talk about what is the experience of the project and how will this site change. This is the site plan that you saw earlier that shows the boundaries of the site and its location to downtown.

Next slide, please.

But I think this is actually, really, probably a more important way to look at the site. This is the way everyone experiences the site today. You can walk across the street and see this for yourself. The site is entirely fenced off from the community. It is not accessible. And the -- parts of the buildings that are on the inside, that present themselves to committee, are -- they're old. They're in need of upgrades to maintain their viable use. And, actually, when you go inside the

site, the site is -- has -- you know, a very similar experience. It's a series of research and development buildings that do need upgrades. But it's also a site that is largely full of surface parking lot today.

Next slide.

And so one of the first things that we're proposing in this project is a change of experience by providing two new residential neighborhoods at the site; the first on the right-hand side of this image is the residential neighborhood along Laurel.

And that neighborhood begins with the Burgess Classics, which is towards the right side, right adjacent to that -- consciously thinking about, how do we weave in a neighborhood that respects that scale. So a series of town homes that have an imagery of a detached housing-type.

And then the next two residential buildings, or the major residential buildings of the development, but they step up in scale. They start at four stories, which is something we committed to early. But four stories, and having articulations as a way of breaking up the mass, and also thinking about how you can use -- use that mass to create connections into the site. And then, as you get to Ravenswood, they step up even more, to four stories -- and then on the left -- up to five stories. I apologize.

And on -- the left side shows the new neighborhood of Middlefield. And this is where the 100 percent affordable site is, along with new town homes there as well and -- which we will talk about a little bit more. Right next to this is this recreation field, which is at this nexus of the R&D, the residential, and the access to the community.

Next.

In the middle of the site is where we've, you know, repurposed the -- not repurposed, but providing to replace the existing R&D with five new buildings. And rather than have them all be in a row with parking lots, we're trying to push them to the perimeter of a new central commons. And that central commons is really meant to create a new, you know, feeling of this park that is open and really trying to create, you know, a true research park where new ideas can happen.

Next slide, please.

So here's the site plan. Now one thing I wanted to point out about the site plan -- that we'll talk about as we start to zoom into sections -- is, you know -- the reasons why some of these buildings are cranked a little bit and have funny shapes is we're trying hard to save as many heritage trees as possible along the site -- whether they are heritage trees that are around the perimeter of

the site, but the site actually has quite a few old growth trees that are, you know, buried deep in the site that we want to, you know, make visible and accessible and leverage them to become new parks.

Next.

If we start to walk around the perimeter of the site, and starting with Laurel, this is where we start to see there's a bunch of heritage trees along Laurel. And the proposal is the bigger residential buildings which are on the right in this plan, they're actually pushed back from Laurel to turn those heritage trees into a linear park, which can start to line Laurel Avenue, which is the image you see on the lower left.

And then right between Residential Building 1 and the town homes is this paseo you see on the right. And you can see here how the buildings step in scale from four stories down to a smaller scale.

Next -- thank you.

And so between Residential 1 and Residential 2 is -- this starts to show how we're thinking of bringing new pedestrian connections into the site. And then what will it connect to? It's not just about connecting through the site, but providing amenities that the public can use, whether it's dog parks or areas for people to eat and picnic or playgrounds.

Next slide.

This starts to talk about the experience at the corner of Ravenswood and Laurel and how the residential building is pushed back far enough to keep the heritage trees along there and start the beginning of a linear park that connects Laurel to Middlefield along Ravenswood.

Next slide.

In the middle block, this is the part that's probably today, the most visible, about the heritage trees that you see on this site. This is where there's that great grove of trees that are, you know, old and established. And here the proposal is to -- actually, this is where you start to be able to see the R&D buildings -- but to push them back further and have this linear park become wider so that it becomes more of a parklet, more of a place for the public to occupy.

Next slide, please.

And then, finally, when we get to Middlefield, the corner of Middlefield, it's just showing how the planning of this linear park terminates at Middlefield and terminates with the residential, but also thinks about -- you know, this is where we locate the recreation area. And it's located in this area, between the residential on your right and the office R&D on your left, the parklet up above, because this is what we think will bring the most

use from all directions to it.

Next slide.

And then, if we go into the site, one of the major amenities that are in the site is this -- is this central commons. And, actually, it's a cafe, which is publicly accessible, which is on the left, but the central green, which is right in front of it, which can become a multi-use place for amenities throughout the year.

Next slide.

Then, if we zoom back, this starts to show this central commons by pushing the R&D buildings to the perimeter, that there can be a series of open spaces, a series of open greens that are connected by paths throughout it that will weave the site together.

And then throughout the central commons, throughout this common greenway is meant to be a series of amenities that are available to the public. And these range from bike repair shops -- we've talked about dog parks -- you know, places for people to play. The open lawns can be places where there can be informal -- informal recreation happening, as well as a number of other amenities.

Next.

We've thought since the beginning that it would be important to take advantage of the site, which is

currently inaccessible, with fences around it, and leverage it to weave it back into the neighborhood. And one of those ways is by bike paths.

One of the priorities of the project is to increase connectivity to the surrounding bike infrastructure, whether that's new bike lanes along Laurel, on the left side -- the ability to connect bikes through Burgess through the site to the Middlefield side of the site -- whether it's new bike paths along Ravenswood that could then bring traffic safely down to Ringwood.

And then on the inside of the site, in the blue, consciously thinking about how all of the connecting roads need to have an element, will have an element, of bike access as part of them.

Next.

And it's not just bikes. It's also pedestrians. But thinking hard about the importance of pedestrian paths and how pedestrian paths can be woven into the site to get them away from the traffic of the loop road and the other roads and really make it a safe, accessible & inviting place for everyone to come.

Next slide, please.

And maybe now just coming from center and back out. Just the visualizations of what this will look like.

This is the central green and the amenity building you start to see on your right. A mass building that could have a public cafe on the lower level. And then you start to see the iconography or the imagery of the R&D buildings, which are broken up in mass, but they're meant to have terraces that activate the central area, but push back so that it really makes a nice, open park in the center.

Next slide, please.

The entrance along Ravenswood to the campus.

Next slide.

Right at Ravenswood, at -- this is Residential 2, which is the taller of the main residential buildings; how it's pushed back and really creates a nice parklet as you get to the corner of Ravenswood.

Next slide.

And as you turn down Laurel Avenue, how this parklet starts to become a linear park that goes down Laurel. That's for pedestrians. And you can start to see along Laurel, out in Laurel, new bike lanes.

Next slide.

And, finally, the paseo that connects to the central commons to the public parks across the street, and how this paseo, not only is a way for the public to get into the site, but starts the residential buildings, four

stories, which you see on the left, and the smaller town homes on the right, which starts to connect to Burgess Classics.

And then I'd like to hand it back to Mark to talk about community benefits.

MARK MURRAY: So I just wanted to briefly give an overview of the community benefits components of the project.

Next slide, please.

So as it relates to housing again, we talked about expanding the amount of land being dedicated to housing, increasing to 800 units. To put that into some context, the 800 units, for the current RHNA cycle, which goes through 2031, I believe that's 27 percent. The 800 units would equal 27 percent of the city's RHNA obligations for this cycle. And, again, this stat is actually incorrect as of the HUDs in the most recent count, but it's 31 percent affordable, which I think is, by a pretty wide margin, the highest level of affordability proposed in Menlo Park.

Next slide, please.

And Marc did a great job with the bike safety and connections. One thing I just wanted to highlight, I'm a parent with two students at Encinal School. We live off Laurel. One thing we heard kind of over and over again,

from folks who live nearby, is Laurel is kind of one of the main arteries -- is probably the main artery from this part of town getting to Encinal School. There's a lot of kids and parents using their bikes on this artery. So there's a lot of concern about, you know, bikes mixing with cars.

We did a couple things here. One, we really limited the access from those large residential buildings. The building turning the corner on Ravenswood has no direct connectivity to Laurel.

And then for the building in the middle, the four-story building Mark mentioned, it only has ingress only from Laurel. So there's no exiting whatsoever. So we're reducing, at a minimum, you know, 75 percent of the car trips. And those two buildings will no longer be able to use Laurel.

And then we had that Class IV bike lane on both sides. So Class IV is, we actually have a physical border, and that's on both sides of the street.

So we really tried to reduce traffic, but also enhance safety with that artery, because school children from elementary, all the way to high school, were kind of the main -- we want the bike and pedestrian to serve everybody. But that's one of the groups we really thought a lot about.

And then on Ravenswood as well, we have that main paseo. So there's two existing bike lanes on each side of Ravenswood now. We'll maintain those. We're actually going to widen and buffer them a little more so they're hopefully a little more safe. But we'll also have that paseo on our property, out the street, that's really meant to focus, you know, in particular on kids going to MA or going the other direction to Hillview School.

Next slide, please.

In terms of sustainability, I mentioned before that, you know, obviously we're removing 35 old buildings, replacing them with five new ones. All of the new buildings will be fully electric, with the exception of emergency generators. But in addition to that, I think I mentioned, we're replacing site infrastructure, utility infrastructure.

And one of the existing infrastructure pieces is a cogeneration plant that's been in service for several decades, which we plan to take offline and decommission. And that cogeneration plant is responsible for about 11 percent of the carbon output in the city on an annual basis.

CHAIR SCHINDLER: Is there any adjustment we could make to that real quick? Just to...

MARK MURRAY: Does that do it?

CHAIR SCHINDLER: Seems better. Thank you.

MARK MURRAY: And the removal of that cogeneration plant is the equivalent of about 61 million miles driven by a typical gas-powered vehicle. And that's on an annual basis. So this is really a massive impact from a carbon reduction standpoint.

Next slide, please.

Tree preservation. I think Marc touched on this as well. But we really went to great lengths. At the very beginning, we categorized each and every tree on-site; not just, you know, species and age and size, but really ranking them in terms of quality, likelihood for longevity. And we really worked hard. We can go into more detail as you like, but we really went to painstaking lengths to try to preserve what we thought were the best specimens.

Next slide, please.

And as I mentioned, respecting neighborhood edges. We really worked hard with the neighbors to find that 800-unit scheme that comported with the concerns we heard from neighbors.

Next slide, please.

We can go to the next slide. I think Marc covered the open space pretty well on his walkthrough. But this is just kind of the summary of the major

community benefits. Again, 20 acres of publicly-accessible open space. It has that series of amenities Marc walked you through.

In addition to that, there's the 2.7 acre dedication to the city. That would be a -- in terms of programming that, I think the idea is that will be a Day 2 process run by Parks and Rec to program that exactly.

We're showing a sports field there now, to show that's one possibility, but also to give you a sense of scale of that area.

The 1.6-acre dedication to a third-party nonprofit for a building that will be up to 154 units, but 100 percent affordable at the low income and below levels. 2.5 miles of bike and transit, as well as a bike repair shop. 31 percent below-market rate in terms of affordability in the housing.

And then it will have that centralized amenity building, the lower level of which will be food and beverage, about 17,000 feet. So I think that's really the equivalent of, kind of, you know, three to four full-scale restaurants in that area.

Removal of cogeneration plant. Again, that massive carbon reduction.

In that sports field area as well, we have -- and this is being studied in the EIR a place to fit a 2- to

3-million-gallon potable water reservoir for emergency uses. And then we plan to make financial contributions both to the Middle Avenue Caltrain crossing, because that's a big part of our plan for bike and pedestrian transit, as well as the Railroad Quiet Zone Program.

And with that, I'm happy to answer any questions. Thank you.

CHAIR SCHINDLER: Thank you. I think we'll move on to the next component of our presentations, which is from our EIR consultant. Thank you.

Do we have the presentation for the Draft EIR? There we go. Thank you.

JESSICA VIRAMONTES: Thank you. Good evening Chair Schindler, members of the Commission, City staff, members of the public. Thank you for joining us tonight to discuss the Draft Environmental Impact Report for the Parkline Project.

Next slide.

My name is Jessica Viramontes. I'm a principal at ICF, the lead EIR consultant for this project. I'm serving as ICF's project manager. I'm joined virtually by my colleague, Kirsten Chapman. She's serving as the senior advisor for the project. I'm also joined virtually by Ollie Zhou, who's vice president and principal associate with Hexagon, the transportation consultant for

this project.

Next slide.

This presentation will clarify the purpose of tonight's hearing; provide an overview of the proposed project; describe the environmental review process, including the next steps; provide an overview of the contents of the Draft EIR; and, finally, explain how to submit comments on the Draft EIR.

Next slide.

The overall intent of tonight's hearing is to receive public comments on the analysis in the Draft EIR, specifically on the environmental impacts evaluated in the Draft EIR and the adequacy of the document pursuant to the California Environmental Quality Act, commonly referred to as CEQA.

An important reminder is that the purpose of this public hearing is not for City staff or the consultant team to respond to substantive comments or questions from the public or the commission. That process will be part of preparing the Final EIR. Next step.

This slide shows a conceptual plan for the project. The Draft EIR evaluates the potential environment impacts of both the project and project variant, which will be shown on the next slide. Corinna and the team already provided details about the proposed

project and the project variant, so I won't go into more detail here.

Next slide.

And here is the conceptual plan for the project variant.

Next slide.

As provided in the CEQA guidelines, an EIR is an informational document that is intended to inform public agency decision makers and the general public of the significant environmental impacts of a project; possible ways to avoid or substantially lessen the significant effects; and, finally, reasonable alternatives to the project. Thus, the purpose of this EIR prepared for Parkline is to provide detailed information about the environmental effects that could result from implementing the proposed project or the project variant; examine and identify methods for mitigating any adverse environmental impacts should the proposed project or the project variant be approved; and, finally, consider feasible alternatives to the proposed project and project variant, including the required "no project" alternative.

Next slide.

The environmental review process started with the release of the Notice of Preparation, commonly referred to as NOP, in late 2022. We are currently within the 45-day

Draft EIR public review period.

Next slide.

Consistent with the CEQA guidelines, the EIR provides a detailed project description; environmental setting; environmental impacts, including cumulative impacts; mitigation measures, where applicable, to reduce impacts; and a reasonable range of alternatives to the project -- excuse me. To the project and the project variant.

As previously mentioned, the EIR evaluates a variant to the proposed project. Because the variant could increase or reduce environmental impacts, the EIR analyzes the potential environmental impacts of the project variant.

Next slide.

Chapter 3 of the EIR evaluates the potential impacts of the project for the environmental topics, as required by CEQA, that are shown on this slide. And I won't list each and every one of them.

Chapter 4 evaluates the potential impacts of the project variant for these same topics. So, again, Chapter 3 for the project and Chapter 4 for the project variant.

Each CEQA topic in this list is given its own section, with each containing a description of the applicable environmental and regulatory settings, along

with an analysis of the environmental impacts.

Next slide.

As noted in Section 3.1 of the Draft EIR, it was determined that the project would have no impact related to agricultural and forestry resources, mineral resources, and wildfire.

In addition, the project site is in an infill site located in a transit-priority area, and the project proposes a mixed-use residential project. Therefore, the EIR does not consider aesthetic or vehicular parking impacts in determining the significance of impacts under CEQA.

For informational purposes only, Appendix 3.1-1 of the Draft EIR includes a discussion of the potential aesthetic changes as a result of the project and the project variant.

Next slide.

The Draft EIR identifies and classifies the environmental impacts as potentially significant, significant, less than significant, and no impact.

For each impact identified as being potentially significant, the Draft EIR provides a mitigation measure -- excuse me. Provides mitigation measures to reduce, eliminate, or avoid the adverse effect. If the mitigation measures would successfully reduce the impact to a

less-than-significant level, this is stated in the Draft EIR. If the mitigation measures would not reduce the environmental effects to a less-than-significant level, then the Draft EIR classifies the impact as significant and unavoidable.

Next slide.

These next two slides summarize the significant and unavoidable impacts and mitigation measures. Unless otherwise noted, these apply to both the proposed project and the project variant.

Significant and unavoidable impacts of the proposed project and the project variant include construction noise, ground-borne vibration, cumulative construction noise and, on the next slide, historical resources.

As shown in italics, Mitigation Measure NOI-1.3 would be implemented for the project variant only, instead of Mitigation Measure NOI-1.1.

All other mitigation measures shown here would be applicable for both the proposed project and project variant.

Although mitigation measures would be implemented to reduce the impacts shown here, these would not be able to reduce impacts to a level of less than significant.

Next slide.

This slide summarizes the significant and unavoidable impacts on historical resources. As shown in italics, Mitigation Measure CR-1.4 would be implemented for the project variant only, since the project site would include the chapel building at 201 Ravenswood.

All other mitigation measures would be applicable to both the proposed project and the project variant.

Next slide.

The Draft EIR considered a range of reasonable alternatives. These alternatives could attain most of the project's basic objectives, while avoiding or substantially lessening any of the significant environmental effects of the proposed project.

Alternatives were considered to reduce the significant and unavoidable impacts associated with construction noise and vibration, but these were determined to be infeasible. Therefore, alternatives to reduce the significant and unavoidable impacts were considered, but rejected, in the Draft EIR. Excuse me.

However, the EIR evaluates three alternatives, those shown here: Project Preservation Alternative 1, 2, and 3, in addition to the required "no project" alternative, to reduce the significant and unavoidable impacts on historical resources, as summarized in this slide.

Next slide.

Oh, sorry. One slide back. There we go.

So similar to the project alternatives, we have project variant alternatives. So based on the goal of reducing the project variant's significant impacts, while attempting to meet the basic project objectives, the City developed three alternatives to the project variant for evaluation, plus the "no project" alternatives.

It is important to note that these alternatives are similar in concept to those selected for the proposed project, as listed on the prior slide. However, the project variant alternative shown here includes slightly-altered site plans due to the differences between the proposed project and the project variant.

Next slide.

With respect to next steps in the environmental review process, the City will prepare responses to comments received on the Draft EIR during the public review period and will prepare the Final EIR. After the Final EIR is released, the decision makers will take action on the proposed project or the project variant and the EIR.

Next slide.

This slide describes how to comment on the Draft EIR. You may comment tonight virtually by rasing your

hand via Zoom or in person by submitting a speaker card. You may submit written comments addressed to Corinna at the physical address or e-mail address shown on this slide. All comments must be received by 5:30 p.m., on Monday, August 5th, 2024.

Thank you so much for your time, and we look forward to receiving your comments.

CHAIR SCHINDLER: Thank you to all who have presented on this project in support of this agenda item, our public hearing. We're going to move into public comment at this time, with regard to the Draft EIR.

Ms. Begin, could you please provide instructions and open the public comment -- actually, call for public comment. And then once we have a rough estimate of how many comment cards and hands raised online, we'll assess time allocations.

CHRISTINE BEGIN: Thank you, Chair Schindler. As a reminder, you're welcome to speak on this public comment period by raising your hand, with the hand icon on Zoom, or by pressing star 9, if calling by phone.

If you're participating in person, please fill out a comment card and bring it to me.

Currently, we have zero in-person comment cards and four hands raised online.

CHAIR SCHINDLER: Let's give it one more moment,

just to count -- for a count.

Any additional hands raised? Are we still around four?

CHRISTINE BEGIN: We have just -- fluctuating between four and five.

CHAIR SCHINDLER: Okay.

CHRISTINE BEGIN: But looks like four.

CHAIR SCHINDLER: With that count, let's proceed with the standard three-minute allocation to each speaker. So if you could please make sure they have the correct instructions and begin calling for public comment, or calling the commenters.

CHRISTINE BEGIN: Okay. Our first speaker is Bob MacDonald.

Bob, I will now allow you to speak. You do not have to provide your name and address or locality with your public comment, but you are free to do so, if you choose. I will start now, and you will have three minutes.

Go ahead. Bob, you can un-mute yourself.

CHAIR SCHINDLER: We're not able to hear you, Bob.

BOB MACDONALD: Can you hear me now?

CHAIR SCHINDLER: Yes.

Wonderful. Thank you.

BOB MACDONALD: Perfect. Hi. I'm Bob MacDonald. I am a member of the Christian Science Church at 301 Ravenswood, and our property is now part of the Parkline Project. And I am in charge of the committee at our church for the transition of our church to a better, right-sized facility in our future.

And what I'd like to do tonight is just speak in support of the Parkline Project. Coincidentally, with SRI and Lane Partners getting together with the Parkline Project, it was in the same time frame that our church congregation realized that we needed to right-size our church operation for a much smaller congregation today than we've had in the past. And as we were evaluating all of our options, we determined that selling our property into the Parkline Project, after over 70 years as a partner with SRI, seemed to make the most sense.

We're very supportive of the project and what it's bringing to the community, especially the need for housing and especially affordable housing. I think the proximity -- we think the proximity, especially to Menlo Atherton High School, and other schools in the area, as well as for the City government operations is going to be a wonderful thing.

On our own, we had been looking at what we might do to help the housing situation, and becoming part of

Parkline seemed to be the best thing. We have been partnered with SRI for over 70 years because they've been providing parking for our services for all of this time.

We are also working -- we currently have a daycare that is using our facility during the week; Alpha Kids. And we're also working with them to find a new home because of how the project is going to move forward. So, anyway, it's been, you know -- we're in great support of this plan and how it's come together, and especially the housing component of that which has us very pleased.

That's it.

CHAIR SCHINDLER: Thank you for your comment.

CHRISTINE BEGIN: Okay. Our next speaker is Kevin Rennie.

Kevin, I will now allow you to speak. Again, you do not have to provide your name and address or locality with your public comment, but you're free to do so, if you choose.

You can please go ahead and un-mute yourself, when you're ready, and you have three minutes.

Thanks.

KEVIN RENNIE: Hi. My name is Kevin Rennie. I'm from the Willows neighborhood.

Chair, Commission members, staff, thank you for taking the time and organizing all of this. I just -- I

read, as well as I could, through the Draft, and I just wanted to list a couple of my concerns.

I read that the number of parking spaces was going to be 3,719. I'm extremely concerned with the amount of traffic that will bring in cars and buses in the surrounding neighborhoods. For example, in the Willows neighborhood, there's a cut-through, Woodland Avenue, that's used during commute times, among other roads in the Willows neighborhood. I didn't see it listed in the ERI -- EIR.

Additionally, cumulative proposed projects not being accounted for air quality, which are listed in all the housing elements' projected projects to come.

Additionally, there's a proposed Ringwood/Coleman bicycle/pedestrian project, which I didn't see listed in this EIR, which would -- which is proposed to close Coleman to a one-way, which would send more traffic to Bay Road and Middlefield.

Additionally, Willows neighborhood, during peak commute, is challenging to exit or even enter along Willow Road and more specifically, Willow and Gilbert Avenue and Middlefield, at Woodland Avenue. A lot of times I have to -- if I could bike, and it was safe -- it's not safe to bike, or I would do that. There's no complete or safe sidewalks or bike lanes along Middlefield, the complete

lane.

Overall, I believe this project has a larger commercial footprint. Everybody keeps talking about the housing, but it's basically a commercial project with some housing.

And I don't -- to extend the charm and beauty inherent to our Menlo Park community, I think more needs to be done. I think this is blurred with the congestion of having 7,500 -- 3.7 parking lots, I think it's going to impact congestion and property values and air quality.

Some of the things I would like to see completed before the project gets going, complete the Middle Avenue Caltrain bus/when-shared bike lanes all along Ravenswood, all along Middlefield, and a more direct path from Ringwood to Burgess Avenue.

I do see you guys have taken some time to put some bike lanes in -- or bike paths, but it's truly not enough. It looks nice, but it's not functional.

Thank you for the time. I yield back.

CHAIR SCHINDLER: Thank you for your comment.

CHRISTINE BEGIN: Thank you. Our next speaker is Pattie F.

Pattie, I will now allow you to speak. And you do not have to provide your name and address or locality with your public comment, but you're free to do so, if you

choose.

And when you're ready, you may, please, un-mute yourself. And I will start now, and you'll have three minutes to speak.

Thanks.

PATTIE FRY: Okay. Hi. Can you hear me?

CHAIR SCHINDLER: Yes. Thank you.

PATTIE FRY: Okay. I'm Pattie Fry, from central Menlo Park. And I'm a former Planning Commissioner.

I'm concerned about some of the impacts being understated in the EIR, the Draft EIR. In particular is the number of employees, potential employees. As commented before, I'm aware that current corporate and especially technology companies' worker density is about 150 square feet per worker; whereas, it looks like this assumed 250 square feet per worker, meaning that the number of employees could easily be 166 percent of the number in the document. It's understating impacts.

I also note that in 3.3-18 and 3.14-12, the number of employees is different by a substantial amount. I don't understand why those numbers are different. So I think there's an error in at least one place.

I'm also concerned that there's no mention of the current CDP employee cap that's been in place since 1975. Every time SRI let property go for other projects, the cap

was reduced; whereas, this seems to be assuming quite a number more employees and workers on-site than has been what we've all known. And that was a policy. That was part of the zoning. And so I don't -- I don't think that's been adequately addressed.

The last topic is about the impact on population and housing. I'm really concerned that, as stated on 3.14-13, there's a net decrease of 1,656 housing units in the region as a result of this project, but that's on top of a current shortage. And this implies that, you know, Menlo Park's share of that problem is of the modest amount. But in reality, most cities are assuming the same thing; somebody else is going to take care of the problem that their projects create. And so even 800 housing units is not going to, you know, take care of even half of this shortage that's in addition to the current one. So I'm very much concerned about that. And that's not addressed properly, in my opinion, in this document.

Thank you.

CHAIR SCHINDLER: Thank you for your comment.

CHRISTINE BEGIN: Thank you. Our next speaker is Naomi Goodman.

Naomi, you do not have to provide your name and address or locality with your public comment, but you are free to do so, if you choose.

I will now allow you to speak, and you'll have three minutes.

Thank you.

NAOMI GOODMAN: Thank you. My name is Naomi Goodman. I'm a long-time Menlo Park resident and a retired environmental scientist.

My comment on the Draft EIR addresses the proposed use of the nonresidential buildings for bioscience R&D. Although the document states that the new buildings could accommodate the relatively low risk Biosafety Level 1 or 2 labs, it has not rejected hosting BSL-3 labs, which work with potentially lethal airborne pathogens and toxins.

It's expressed that there will be no hazard impacts from a BSL-3 lab because SRI and its future tenants will comply with all state, federal, and local regulations, and that any accidents that can occur will be addressed by local emergency response.

This is, frankly, blue-sky thinking. The county, the city, and the fire department have zero expertise, training, or protective equipment to respond to an airborne release of a potentially lethal biological accident.

The DER site map should also identify the location and discuss the operation of SRI's existing

bio-containment facility, which their own publicity indicates is used for research into drugs and diagnostics for agents such as HIV, Ebola, drug-resistant bacteria, anthrax, and Hepatitis C. Even if the existing facility will not be modified in this project, opening the fenced SRI campus to the public creates a new risk that the EIR must evaluate.

This is critical, considering the proximity of the project to schools, daycare centers, and the new residential areas.

Finally, a BSL-3 lab requires a continuous power supply to the HVAC system to ensure that airflow is drawn into the containment rooms and out through the tall rooftop stacks. The DEIR proposes 14 new emergency generators, for a total of 17. The type of generator is not stated in the EIR, but the models that were cited in the noise analysis are all diesel-fueled.

The EIR needs to state how many days of fuel will be stored on-site and also evaluate the emissions from those units, in the event of a multi-day power outage, such as the one we experienced recently.

Thank you for the opportunity to comment.

CHRISTINE BEGIN: Thank you.

CHAIR SCHINDLER: Thank you for your comment.

CHRISTINE BEGIN: Thank you.

Our next speaker is Adina Levin.

Adina, I will now allow you to speak. You have three minutes.

Thank you.

ADINA LEVIN: Hello. Good evening, Planning Commissioners. Adina Levin, Menlo Park resident. And so --

CHRISTINE BEGIN: Sorry about that. Adina, can you --

CHAIR SCHINDLER: Yes. We can't hear you.

CHRISTINE BEGIN: Sorry.

ADINA LEVIN: Okay. Aha. Here we go. Great.

So hopefully I will not need the extra 15 seconds. Adina Levin, Menlo Park resident.

And in general, I want to support the environmental benefits of this project, in terms of it being a really great location for infill, mixed-use development near the downtown area, with lots of services, and near the public transportation. Our community has been, you know, long in the habit of doing the larger developments in -- near the Bay side, with less access to services and less access to public transportation. And so, you know, there's just really good benefits of the infill development, especially with regard to our largest source of greenhouse gas emissions and particulate

pollution with, you know, driving cars.

In general, the amount of anticipated cars, with the amount of parking, and then the transportation demand management programs to help, you know, the amount of driving, in line with or less than the amount of parking available is overall not unreasonable for the location.

As a previous speaker mentioned, a trip cap strategy would be a potentially-reasonable thing to do for this location as well, as well as a previous speaker mentioned having good quality bike lanes in the area, which may already be included or supported. At any rate, hopefully that will be clarified because the -- you know, at the location, improving the quality of walking and biking, both for residents and people in the area, help overall reduce the amount of cars driving and pollution.

And the green space, including the paths, likewise, help people, you know, enjoy the area, supporting quality of life and help people get around with less driving and with the environmental benefit and -- like, the housing is really important, contributing to our housing element, supporting diversity in our community for people at a variety of different income levels.

And so, overall, in general, supportive of these different aspects of the project and its environmental benefits.

Thank you.

CHAIR SCHINDLER: Thank you for your comment.

CHRISTINE BEGIN: Thank you, Chair Schindler. At this time, I do not see any more hands raised, and I have not received any comment cards.

CHAIR SCHINDLER: Thank you. Let's just give it another 10 seconds, just in case.

Do we have any additional commenters that have raised their hands during that time?

CHRISTINE BEGIN: Thank you, Chair Schindler. I can confirm no public comments have been submitted.

CHAIR SCHINDLER: Okay. Then I will go ahead and close public comment, Item F-1, the public hearing for the Draft EIR, and we will bring the discussion back to the dais for questions, comments, and discussion.

Just as a reminder, there will be no action by the Planning Commission, and there will be no motions and no vote this evening.

So with that, do we have a commissioner who would like to begin with questions or discussion?

Commissioner Do?

COMMISSIONER DO: Thank you, Chair Schindler.

I had a question on transportation, given concerns from community members, Council, about transportation.

It always surprises me how a project so large can say transportation impacts will be less than significant. And I always have to remind myself, reflecting on the handful of EIRs I've looked at, that it doesn't say we are not going to see changes in our community. And I always have to remind myself that. But it is more that it's set as certain criteria, as stated in the EIR, it does not exceed the defined threshold.

So through the Chair, if I could just ask the EIR consultant, maybe just refresh my understanding -- I mean for the benefit of any community members concerned about transportation.

One of the ways significance is determined is the vehicle miles traveled, and that it does not exceed the threshold. And there's a chart with a number. And so the vehicles' miles traveled is the amount someone is driving -- an employee or a resident -- as it relates to them going from home to work and back.

Is that kind of the concept of VMT?

JESSICA VIRAMONTES: Generally, yes.

But I do have Ollie Zhou on the line. If we could promote him to be able to answer this question.

Thanks, Ollie.

OLLIE ZHOU: Hi, Commissioners. Ollie Zhou, from Hexagon.

Yes, you are correct. VMT for office is analyzed as the home-to-work VMT, and it is only per-employee basis.

Similarly, for residential VMT, it is analyzed for all home-related vehicle miles traveled, including home to work -- you know, going from home to shopping, et cetera.

And that is -- also analyzes -- as you mentioned, it's based on VMT per resident.

COMMISSIONER DO: Okay. No. That's helpful. It's for residents also doing errands and such.

And then, can you just refresh my memory, how is that threshold number determined?

OLLIE ZHOU: Yeah. So for the City of Menlo Park, the TIA guidelines require -- establish the threshold as -- I believe it is the city-wide 15 percent below the -- I'm just trying to make sure I'm saying the correct things here.

Let me -- I think it's regional duration. Right. So it is 15 percent below the regional. So San Francisco Bay Area regional average VMT per employee, and VMT per resident.

COMMISSIONER DO: All right. So there's just a very specific. And I don't -- thank you. I don't mean to get into the nitty-gritty too much. It's, just, when you

look at the trip-generation tables -- and currently, there's about 500 trips generated on-site -- and then you look at the projected, whether it's office or R&D, it's about 10,000. And someone can do the math and say, "That's 20 times more than what we see today. How is that not significant?"

So it's just helpful for me to remind myself how significance is determined, in the lens of the EIR.

Thank you so much.

And I had another question, if I can, through the Chair, to staff.

Ms. Sandmeier -- and I had e-mailed you earlier, and I don't know if this is an appropriate time to ask that about the EIR studies' 25 and 28 percent VMT reductions for the residents and the nonresidential portions respectively.

And I was just curious how that compared to comparable projects in the area, that are also close to transit.

CORINNA SANDMEIER: Yeah. Thank you for that question.

I think two projects you had brought up, when asking me about this, was the 500 ECR, the Middle Avenue, Middle Crossing Project; and then 1300 ECR, the Springline Project.

So both of those kind of went through the review process before, when "level of service" was still the CEQA analysis that was done instead of VMT, vehicle miles traveled.

And the C/CAG hadn't updated their TDM policy, and so there were no specific percentages for those TDM plans that were required. They did submit plans and then were required to implement those, but it wasn't based on a specific percentage.

So it's difficult to compare -- compare with project's currently going through the process.

COMMISSIONER DO: Oh, okay. Got it. Thank you.

I think that's all I have for now on the Draft EIR.

Thank you.

CHAIR SCHINDLER: Thank you, Commissioner Do.

Commissioner Silverstein.

COMMISSIONER SILVERSTEIN: I have a couple questions regarding trips.

But before I begin, just for clarification sake, is the financial impact report in scope for this discussion?

Is there anyone to either speak to that if I had related questions?

CORINNA SANDMEIER: Yeah. Thank you for that

question.

The FIA isn't part of the environmental review. So I think that would be best addressed during the study session portion of the evening.

COMMISSIONER SILVERSTEIN: Totally fine. Okay.

So following up on Commissioner Do's questions around trips, I am very confused as to how the current estimates were calculated. If you look at the existing number of trips per worker, you have less than one. And then the scenarios in the Environmental Impact Report assume more than two trips per worker. And if you compare the office, 100 percent office scenario, which would expect more employees, you have fewer estimated trips. And you compare that to the 100 percent R&D scenario, with fewer employees, you have more estimated trips.

And I am reading this because the calculations are seemingly done based on ITE Land Use code, "Square Footage." But that -- just by sheer fact that we're estimating more trips would come from fewer people, to me, calls into question some of the conclusions made on the potential kind of transportation impact around this.

So if anyone has any kind of clarifications on that specifically.

OLLIE ZHOU: Yes. Commissioner, I can answer that question.

So, first, I think your first question was, how were the existing trips generated. So those are based on actual count. So that was how those were conducted.

And then the -- I believe your second question was regarding how the 100 percent office came out with less trips than 100 percent R&D. And the answer is -- so on a peak hour basis, the 100 percent office had more trips than the 100 percent R&D. You know, and that's just based on, you know, data collected by ITE, which is slightly more than the R&D scenario. So on a daily basis, there's a different scenario. And this is all based on data that's collected by ITE.

And the hypothesis here is potentially that R&D workers don't always arrive and leave during the peak hour. Maybe they're more spread out throughout the day than the office workers. So that's why you're seeing that, on a daily basis, 100 percent R&D has slightly more trips generated than the 100 perfect office.

I believe there may have been another question, but -- that I'm forgetting. Please remind me.

COMMISSIONER SILIN: Could I just make a quick request?

Since there's so many documents, maybe you can refer to what document page number you're looking at?

COMMISSIONER SILVERSTEIN: Yes. So in terms of

the number of employees, I was looking at the Financial Impact Report that page 8 of -- page 8 of the PDF, page 5 of the actual report, shows that the "Estimated" note, total employees of the office scenario would be 4,974.

And the total employees of the R&D scenario would be 3,773. So roughly 1,200 employees difference. More employees in the office scenario.

And then, when looking at item -- or kind of item No. 3.3-21, which is page 178 of the Environmental Impact Report, that's where it goes through the trip generation estimates and includes more estimated trips for the scenario with fewer employees than the subsequent page, where it would have -- yeah. The opposite. I'm glad everyone's following along.

Okay. I have a couple, kind of, other comments about the -- well, one other question around the environmental impact scope as a whole, and then would love to get into some of the details of the project.

So I can't find the study today, but I did read a study that most environmental impact analyses only consider the impact that any given development would have within the boundaries of the local municipality. So this example would be Menlo Park and, specifically, this project itself, which is not unreasonable, but it doesn't consider the broader global benefit of giving more people

the opportunity to live in a more-dense apartment building closer to downtown, instead of, potentially, in a further-away suburb, with longer commutes.

And so my question is, when thinking about the environmental impact of this project specifically, did we at all consider the opportunity cost of not building it?

Does it include the opportunity cost of people living here, versus their next best option?

JESSICA VIRAMONTES: As part of Chapter 4 of the Draft EIR, we analyzed -- let me make sure I'm quoting the correct chapter. Excuse me.

Chapter 6 "Alternatives Analysis," we analyzed a "no project" alternative. So that evaluates what could happen if this project isn't approved and constructed. So that kind of walks down the path of evaluating and describing what would happen, if this project doesn't occur.

And an example of that would be that folks don't get to live so close to downtown Menlo Park.

COMMISSIONER SILVERSTEIN: But really quickly, as a follow up: Is the scope of that analysis still within the purview of Menlo Park environment?

Or is that thinking about where else in the world would people live, and what their emissions are, or kind of, like, what the average CO2 emissions are per capita,

on a relative basis between this project and kind of the no-build alternative?

JESSICA VIRAMONTES: It does do a semi-qualitative and also semi-quantitative analysis that compares the project to -- or compares the no-project alternative to the project's impacts. But I think it might be getting into a -- kind of a speculative territory, if we were to take it to that level of detail.

And I'll pause there for a second. I have my colleague Kirsten on, and she led the charge on the alternative analysis.

Did I capture everything correctly, Kirsten? Last name is "Chapman."

KIRSTEN CHAPMAN: Hi. Yes. Kirsten Chapman, ICF. Yes.

No. Jessica covered that correctly. At that level of detail that you were describing, that is speculative. And so CEQA doesn't get into that level of detail of where in the world other people could live and their emissions, and their sort of environmental impacts.

So as Jessica mentioned, yes. It's included in the no-project, but we don't get into a -- speculative assumptions for that.

COMMISSIONER SILVERSTEIN: Thank you.

Should I just keep going?

CHAIR SCHINDLER: Yeah. Go ahead.

COMMISSIONER SILVERSTEIN: So on this specific project itself, I had a quick question on canopy and trees. And I know this was something that was mentioned in a public comment to the Commission.

But just out of curiosity, do the renderings that are kind of presumed and published and as part of the presentations and as part of the project, does that represent the theoretical tree cover on day one?

Or would it potentially take years or decades to establish that level of beautiful trees?

And kind of, what is the expectation of canopy starting when the project is built, versus over time?

JESSICA VIRAMONTES: I'd have to ask the project applicant to take that question.

KYLE PERATA: Sure. So through the Chair, we can definitely call the applicant up.

I wonder, though, if that might be more of a study session item and just to maybe take a step back here and try to focus the Commission's comments and discussion right now on the EIR, and the adequacy or the content, the scope, the analysis in the EIR.

So if that question relates to an EIR comment, we can definitely take it now. If it is more about the architecture, the landscaping, the kind of design of the

project, I would just keep that in mind and hold it for the study session next.

COMMISSIONER SILVERSTEIN: That's fine. I'll hold that.

CHAIR SCHINDLER: Thank you.

COMMISSIONER SILVERSTEIN: Great. So, yeah.

My last comment, specifically on the EIR itself, it has been, you know, noted multiple times and is something that the applicant also has brought up, which is the -- you know, the extensive use -- and to whatever extent we can encourage biking and pedestrians, not only within the project, but also to and from it.

And I do want to echo some of the comments that were made by, I believe Mr. Rennie, talking about the currently insufficient bike lanes on Middlefield and Ravenswood and really thinking about the overall connectivity of how people could get through Menlo Park without having to kind of face some dangerous biking situations.

And I think that -- to whatever extent we can be either confident or promote alternative transportations will certainly ameliorate a lot of the traffic concerns that people have, and the broader community concerns that anyone might have, when it comes to a larger project like this.

CHAIR SCHINDLER: Thank you, Commissioner.

Vice Chair Ehrich.

VICE CHAIR EHRICH: Thank you, Chair Schindler. Through the Chair, I have just a clarifying question for staff.

I know the schedule of approvals was presented and I'm sorry if I missed this detail, but -- so the Final EIR is scheduled to come to Council some time late this year, is my understanding.

Is that also when the Use Permit, development agreement would come to Council, or is that at a later date?

CORINNA SANDMEIER: Yes. That would all go together.

What would happen later would be architectural control approvals through the Planning Commission that would -- those would likely be in 2025.

VICE CHAIR EHRICH: Okay. Thank you. That's helpful.

So related to the EIR, then, for the applicant -- so thank you for the timeline that you presented in your -- in your presentation.

By my calculation, it's taken around about 18 months, maybe a little bit more, to get from the drafted Notice of Preparation to the EIR to right now. I can

imagine that the EIR was not the only thing going on for the planning process during that time.

But I guess my question is, if we didn't have to do an EIR, how much sooner could we be at Council? How much sooner -- you know, obviously speculation -- could we be at the City Council meeting that's currently scheduled for December?

Would we have gotten there a year earlier? Six months earlier? A full 18 months earlier?

Do we have any way of estimating that?

CORINNA SANDMEIER: Yeah. I'm not sure about that. I think -- I mean, any project of this scope would require an EIR. So I'm not sure. Yeah. There's really no examples to look at.

VICE CHAIR EHRICH: I guess -- sorry. I'm curious, from the applicant's perspective.

CORINNA SANDMEIER: Oh.

KYLE PERATA: I might step in from a staff perspective, and I think that question could probably be better handled through the study session.

It's not necessarily related to the content, the analysis in the EIR. And my goal here with that statement is to try to keep the comments focused. We are having a court reporter transcribe these comments for use in the Response to Comments' component of the Draft EIR. So just

trying to keep the dialogue this evening, during the Draft EIR public hearing, really focused on the EIR.

So the scheduling comment and the implications, I think that is a valid question that could be addressed by the applicant during the Study Session, if that's okay with Vice Chair Ehrich.

VICE CHAIR EHRICH: That's totally fine. I have no further comments on the Draft EIR.

CHAIR SCHINDLER: Thank you, Vice Chair Ehrich.

Commissioner Silin.

COMMISSIONER SILIN: Thank you. So, yeah. I have a few questions about some of the information in the EIR.

So the EIR has very specific numbers on the number of employees we expect in the two different scenarios, R&D or office. And I just wanted to double-check where those numbers come from and how -- I guess what those numbers mean. Like -- because realistically, I'm assuming it's not going to be that perfect number.

So which things would change if the number goes up or down, depending on, you know, market conditions or the tenants that occupy the office buildings?

JESSICA VIRAMONTES: In reference to Table 2-7 in the Project Description on page 2 -33, that's, I believe,

what shows the different employee generation rates based on the 100 percent office or the 100 percent R&D scenario that you are referring to. Those estimates are, number one, based on existing employees. So that was provided, you know, by the current tenants and owners.

And then the estimates for the possible or potential future employees were based on kind of a variety of examples and also typically-used generation rates from other prior EIRs in the city, too, for the sake of consistency.

And then I believe your third question was what would change if in fact the employee generation rates were higher or lower than what was disclosed in this table and analyzed in the EIR. So, for example -- and Kirsten can correct me if I miss anything, but, you know, public services and school impacts are heavily -- and population and housing. Those topics are heavily reliant on the estimates here. And those topics, including -- or those topics rely on the HNA that was prepared by Keyser Marston, that analyzes the housing needs' assessment impacts of the project.

So if this EIR did underestimate the employees under either scenario and -- it could potentially underestimate the potential impacts. And then that's not to say that the impacts would raise to a level of

"significance"; whereas, right now, they're less than significant.

So it just could kind of be moving the dial a little bit, one way or another, but not necessarily increase an impact to a different level.

COMMISSIONER SILIN: Thanks.

And so -- just so I'm clear on how this works. So today, we're sort of providing comment, and we're going to be making a decision on this project based on this EIR. And if it turns out that the reality is much different from what was assumed in the EIR, I understand that has, like, real-life impacts, but does it have impacts on, let's say, procedural things?

Like, does a new EIR need to be done, or do we revisit any of these things at any point, or it's just, like, we tried our best, and it ended up being different?

JESSICA VIRAMONTES: If we're talking before the project is constructed, but there might be a change to the project where, you know, more square footage is proposed that would result in more or less employees, then I defer to the City, but the decision could be made to do kind of a follow-up CEQA analysis, in terms of, like, an addendum or a subsequent EIR, or something like that, to kind of capture and evaluate those changes, if it's deemed necessary.

COMMISSIONER SILIN: Thanks. I was referring to, like, after. So once the project is built, it turns out a lot more employees are coming to these buildings, let's say.

JESSICA VIRAMONTES: I'll defer to the City on that question.

CHAIR SCHINDLER: And with staff, I'm wondering if that is a question that we would cover in the Study Session, where we're talking about some of the long-term time horizons associated with different outcomes, as opposed to the specific EIR. But...

KYLE PERATA: I think that's a valid question for now.

I do want to take a minute to step back to part of the introduction of the item where staff and our CEQA consultant, ICF, identified that this is an opportunity to receive comments, receive questions. We're not going to necessarily respond in detail to all comments and questions this evening.

So this would be one where we could certainly take that and respond in the Response to Comments. I think the high-level response, and I know our City Attorney is also on this evening and can kind of chime in here after I speak, but I think the high-level response to that -- you know, the analysis does include a lot of data

that are used from multiple different sources.

So in terms of, like, trips and looking at number of trips to and from the site, you're looking at source data from the Institute of Transportation Engineers. So a lot of studies use a lot of data collected.

I think, from a staff perspective, we feel very confident in that data. Otherwise, there are a number of other data sources that we -- from staff and our consultant team -- have looked at and feel confident in this evening. That being said, we'll certainly take your comment and respond to it in the Final EIR Response to Comments, as appropriate.

And I'll turn over to Mr. Biddle to identify anything else I -- to add to that.

MICHAEL BIDDLE: Good evening. I would just -- I would just add that after the -- after the project is -- or some component of it is approved and built, you don't get to go back and revisit mitigation measures and conditions, if that -- if that's the thrust of the question there. If I understood it.

COMMISSIONER SILIN: Thank you. Yeah. That's sufficient.

And I have a similar question on the office -- 100 percent office versus 100 percent R&D scenarios. Is that something that -- by the time we're -- or Council is

voting to approve this project, that will be a finalized thing, or are these just two different -- and I realize it's going to be somewhere in the middle.

But are these just two different scenarios we are considering for the purpose of analysis, and the applicant has leeway to steer it whichever way, once the project is approved?

CORINNA SANDMEIER: Yeah. I think -- let's see. I think the way it was studied in the EIR was that either would be possible, or a combination of R&D and office.

I think, certainly, if the City Council approves the Master Plan, they could condition it to, you know, have a certain percentage office or R&D. That would be possible, or it could potentially be approved, I think, with either scenario -- with the option of either scenario.

KYLE PERATA: And if I may just add to that.

So the Draft EIR analysis does look at both scenarios, as Ms. Sandmeier mentioned. What is, I think, key to note -- and Ms. Viramontes can chime in as well, but the scenario was identified on each topic area based on the more-conservative analysis so that the Draft EIR would cover the range that kind of most -- for lack of a better word -- impactful range of effects from the project.

So studying both or either office and R&D based on which land use scenario would create or potentially result in that more-greater effect, and then utilizing those mitigation measures to reduce it to less-than-significant, if feasible.

So the EIR does provide that flexibility for the applicant team to consider. And as Ms. Sandmeier mentioned, certainly from a policy standpoint, separate from the EIR, the Planning Commission and City Council could consider those land-use components as part of the entitlements for the project.

So hopefully that answers the question. And if there's anything to add, I'll look to ICF, if necessary.

JESSICA VIRAMONTES: Yes. What was said was correct, with the additional note that each and every topic section in the methods for analysis discussion, it identifies what was just referenced as the most impactful scenario and provides a brief discussion as to why, to help readers see what was evaluated and why, and the impact analysis for that topic and for that significance threshold.

COMMISSIONER SILIN: Thank you.

I had a -- so in terms of the mitigation measures, one of the ones I ended up focusing on was the construction process; noise, pollution, et cetera. One of

the things I was a little bit confused about was, the noise section, you know, states that our construction hours in Menlo Park are 8:00 to 6:00. But then there are potentially concrete pours happening at 6:00 a.m. or 7:00 a.m., and then there's different requirements for those. So I was just hoping to get clarification from staff regarding what the public should expect, in terms of when there will be construction happening.

I know that there's mention that the water reservoir requires overnight construction. But just outside of, kind of, exceptions to that, what -- you know, what should we expect?

And also, what level of monitoring will be happening from, like, a third party, whether that be the City or a different party, to see if those noise levels are in compliance with the EIR?

CORINNA SANDMEIER: Yeah. I think there are options to get exemptions from the noise, those daytime hours, for construction, when needed. And that's why it was kind of analyzed in the EIR that way.

I believe, generally, noise complaints would be -- go through code enforcement and/or the police and be based on -- be on a complaint basis.

COMMISSIONER SILIN: So will there be a point in which the public is aware of construction happening

outside of regular hours, or is that just something that kind of happens, as the process unfolds, between the City and the builder?

KYLE PERATA: Yeah. No. Great question.

So as Ms. Sandmeier mentioned, the City does have a typical noise exemption hours. So those are the 8:00 to 6:00 hours.

With projects of this scale, it's very common for projects to have to do night work for certain activities, whether it's the concrete pours for certain foundations that need to occur during an uninterrupted duration, usually not in the heat of day, if it's during summer, stuff like that, as well as off-site improvements to limit disruptions to traffic in the area for, kind of, purposes.

And so the City does have a process, as mentioned, that allows for those exemptions -- or exceptions, excuse me, to be reviewed and granted. And there can sometimes be notification there. So that's something we can certainly look at as part of the project.

But the process is an evaluation by the Community Development Department for -- to make sure that the request is necessary to actually construct and can't be done during the typical hours.

But with projects of these scales, you do see work that needs to occur outside those hours. I don't

want to say frequently, but it does occur, just based on the necessity of those types of activities.

And so we do have that process. That's certainly something we can look into outside of the EIR, in terms of, you know, the entitlements for the project; how it may or may not structure that component.

COMMISSIONER SILIN: Thank you.

And I see that the mitigation measures include the assignment of a liaison, a construction liaison to -- for the public to contact with concerns. And I just wanted to clarify whether that's someone from the City or from the builder or the developer?

Just -- you know, my personal experience with construction happening on El Camino, for example, during Middle Plaza, was that it was often hard to figure out, you know, who's doing what. I think people were sometimes using the ACT Menlo app.

But I do think it would be nice to have a point of contact that people could go to, especially, you know, residents in that area.

CORINNA SANDMEIER: Yeah. I believe the construction liaison would be part of the applicant's construction team. It wouldn't be a City employee.

COMMISSION SILIN: Okay. Thank you.

And my last question is going back to the trip

counts that Commissioner Silverstein was asking. I was surprised to see that out of the approximately 10,000 trips that are being estimated, only about 22 percent of those are during peak hours.

I guess my assumption is that, you know, the majority of trips, specifically for the office or R&D portion, would be people commuting to work in the morning and going home in the afternoon, during, you know, what we would consider rush hour, peak hour.

And given that there are about 2,800 parking spots, presumably, that's what the developer is assuming will be needed and will be mostly full. So that seems like a lot higher number than the peak-hour trip counts that are in the report.

So I'm just wondering how that calculation was done, and what those other, you know, 80 percent of trips -- when those would be taking place in the report or the model?

OLLIE ZHOU: Yeah. Ollie, from Hexagon, again. So thank you for that comment.

So, first, the public peak hour is only just the one hour; 60 minutes in the morning. You know, presumably, like, the morning commute is a much longer period. It usually goes from 7:00 a.m. -- you know, it used to go until 10:00, or sometimes 11:00 a.m. in the

morning before, and then similarly for the afternoon.

What we are calculating is just the one hour, the peak one-hour volume used to know the entire PM commute period. Right? That is going to be way longer than -- not everybody is going to be arriving within the same one hour. You know, somebody might -- might need to be picking up or dropping off their kids during that time, and then they'll be coming way later into the office. Right?

And then this is why you see that traffic is on the roadways for -- you know, it's very heavy traffic on the roadway for more than one hour. That's because traffic is occurring during multiple hours -- not just one hour.

And all of this data is based on IT's data collection in the field in various areas. And that's the -- I guess the best information that transportation engineers have to use to be able to estimate traffic for this type of analysis.

COMMISSIONER SILIN: That makes a lot more sense. Thank you.

I don't have any more questions at this time.

Chair Schindler, thank you.

CHAIR SCHINDLER: Thank you, Commissioner.

Commissioner Silverstein.

COMMISSIONER SILVERSTEIN: You know, one last question, as part of the EIR.

So I recognize that this project doesn't meet the significance threshold regarding VMT. But it doesn't mean that there aren't any colloquial significant impacts to potential neighboring residents. One big concern that has been expressed is the increase in hyper local car traffic and specifically how it would increase the cut-through nature of nearby local residential streets.

So my question is, what is the opportunity -- what opportunity does the Commission have to recommend any traffic flow changes or street scheme improvements to slow down cars on any cut-through streets?

Is -- I guess my question is, is that in the scope of the EIR?

Or because there's no significant VMT impact on the aggregate level, there are no mitigations needed whatsoever, even at the hyper local level?

OLLIE ZHOU: Staff, I didn't know if you wanted me to answer this.

KYLE PERATA: Yeah. Ollie, we can start with you, and then staff can follow up. If you want to start from the CEQA technical side.

OLLIE ZHOU: Sure. Okay. Yeah.

So, Commission -- so the CEQA analysis, you are

correct. It only looks at VMT -- you know, the colloquial local roadway intersection operations that is being analyzed in terms of level of service, and that is being wrapped up in the Transportation Impact Analysis report. I believe that is an attachment to the Staff Report, although it is separate from the CEQA analysis. It is something that the City of Menlo Park requires to be analyzed, and it has been analyzed.

But in terms of cut-through traffic, that is something that has been taken into account when we assigned the project traffic in the local roadway network. You know, we took into account, you know, the nature cut-through route that may be present in this area when we assigned that traffic and analyzed intersection operations accordingly.

In terms of what traffic-calming opportunities are made to be conditioned on this project, the TIA report did not identify any because it is looking at it from an intersection operation's perspective. Although I do believe we made the recommendation at the intersection of Middlefield Road and Seminary Drive to prevent traffic from being able to go from the project site onto Seminary Drive that eventually you said it's a cut-through to Willow Road. And we recommended that potentially some traffic-calming be considered along Seminary Drive.

The City also have a separate policy to implement traffic-calming through your Slow Streets Program.

So I'll stop there and see if staff wanted to add anything to that.

KYLE PERATA: Thank you.

So not necessarily EIR related, excuse me, as mentioned. So some of these questions regarding, kind of, other off-site improvements or connectivity to and from the site could definitely be a study session topic for the Commission to provide feedback on. That can certainly be something that staff and the applicant can receive this evening as feedback. And we can look into it and follow up.

But as Mr. Zhou mentioned, I think we're -- we've identified, in the City's TIA guidelines, the VMT component for the EIR and then the non-CEQA LOS component in that supporting document, the TIA, the Transportation Impact Analysis, already.

CHAIR SCHINDLER: Thank you.

Commissioner Do, did you have a follow-up question?

COMMISSIONER DO: Yes, I did.

And, Chair Schindler, I realize we haven't received your insights on the Draft EIR, so I will be quick. First, a comment, and then a question to the EIR

consultant.

My first comment is I feel like we would be remiss if we didn't comment on the -- the fact that the reduced-parking alternative is always rejected. And I think the rationale is that if you reduce parking too much, people will drive around the neighborhood and end up creating more problems.

I would like to believe that if an employee experienced that after one or two days, they would figure out a way, how to get to work without their car. But, maybe, you know, parking and other strategies, like Commissioner Silverstein is referring to, that can be studied on the study session side of things. That's my comment.

My question is -- it was brought up by a Council member and also by a public commenter this evening, just a concern that impacts aren't represented -- aren't fully represented.

Mr. Perata, you stated that the point of an EIR is to be conservative and study the worst case scenario. So I am just wondering why the office space -- I think 250 square feet per worker is used and just question why -- why and where the number comes from. The number that we've heard is 150 square feet. So I'm just curious if we're trying to figure out the worst and most-extreme

impacts, why the 250 number is used, through the Chair.

JESSICA VIRAMONTES: Kirsten, do you have any input on where that difference in square footage came from?

KIRSTEN CHAPMAN: So, let's see. Kirsten Chapman, ICF. So let's see.

So this is going back to Table 2-7 in the Project Description, which is on page 2-33. And the generation rate that we used for office is -- I'm sorry. It's 250 square feet. So that was given to us by the project sponsor. Sorry. Sorry. Sorry.

That was actually not given to us by the project sponsor. That was based on current market trends for office-generation rates. And I believe it is consistent with other office-generation rates that have been used in other EIRs in the City of Menlo Park, based on existing office trends.

So I do believe that it is consistent with projects like Willow Village and other projects in the ConnectMenlo study area.

JESSICA VIRAMONTES: Yeah. And just to add on to what Kirsten said, footnote B in the table that Kirsten cited -- while generation rates provided by the sponsor for Life Science uses are lower, at 450 square feet per employee, the EIR went the conservative route and assumed

350 square feet for current employee for R&D uses.

So we did try to take a more conservative approach.

COMMISSIONER DO: Okay. Thank you. Both of you, thank you.

CHAIR SCHINDLER: Thank you, Commissioner Do.

So I, myself, do not have any significant additions or corrections that I would like to nominate to be included in the next iteration of the EIR.

I did want to take the opportunity to support and amplify some things that other commissioners and staff have also alluded to here. You know, this EIR, like others, may not be looking at impact the way that members of our community does, or they're for their fit for themselves, for their families, or for their city. But we do have a standardized process across the state for how things are structured, how this report is structured, the criteria for quantifying things, the criteria for determining what is significant as an impact, what mitigation looks like, and what the impact of that mitigation looks like.

In my very-limited experience, especially compared to our consultants, our staff, and the applicants, but in my very limited experience, I've experienced -- I've seen a benefit of having that

standardized process between projects. So while I appreciate that many of the assumptions could potentially be out -- you know, would have a mild degree of wiggle room around them, I think there's value in following this consistent process.

I do want to, again, thank -- thank the EIR team for the incredible amount of content and work that is in that very large document. I personally expect to come back to the following sections at length, when we get into the next phases of this project. When we start talking about the nuances of the development agreement, I'm definitely going to be relying heavily on the Traffic section, the Public Services and Recreation section, as we define things that we would like to see put in as constraints or as requests on behalf of the city and the community.

I expect, when we get into the zoning amendments and the rezoning components of this process, the Land Use and Planning section is going to be incredibly useful.

There are a lot of other -- there's a lot of other valuable content in there, but those, in particular, I think will be front of mind for me in the next section tonight and in subsequent meetings.

And so I will quickly just turn and see if other commissioners have follow-up questions.

Commissioner Silin.

COMMISSIONER SILIN: Thank you.

Going back to circulation and traffic, which sounds like a shared concern among many commissioners, I saw that in the Staff Report, it mentions that other projects, such as the META campuses and other projects on that side of 101, have trip caps from the City. The Staff Report talks about ways to do the counting and enforcement.

But I'm wondering if implementing a trip cap is part of the EIR or the TDM, if that's appropriate?

Or, like, at what stage is that typically done, I guess?

KYLE PERATA: Yeah. So thanks for the question.

I think the discussion on whether or not there is a trip cap or a monitoring plan, some of that actually is more related to the policy decisions regarding the entitlements.

There certainly would be a monitoring plan associated with ensuring that the Transportation Demand Management Plan, that was used in the environmental analysis, is implemented.

But certainly regarding how that actually plays out with all the details, a lot of that will get flushed out in the potential -- or potentially get flushed out in

the Conditional Development Permit. And so I think a lot of those items are bringing up our, kind of, broader policy decisions regarding, you know, the appropriate, kind of, monitoring plan or caps, and where those caps may or may not be applied to across the site.

But certainly the EIR -- and I'll look to our CEQA consultant to confirm exactly how this translates into the EIR -- but the EIR found a less-than-significant impact to vehicle miles traveled with implementation of the applicant's proposed TDM plans for the office and residential.

So those would be required to be implemented as part of the project, at a minimum.

JESSICA VIRAMONTES: I don't have anything to add.

Ollie, is there anything you want to add to that?

OLLIE ZHOU: No.

CHAIR SCHINDLER: Commissioner Silverstein.

COMMISSIONER SILVERSTEIN: I just wanted to echo what Commissioner Do said about the reduced-parking alternative. And I know we can talk about it in the study session, but specifically as relates to the EIR language itself.

I noticed that in Table 3-6 -- or 3.3-6, on Potential Mitigation Measures of TDM and Estimated Trips,

that the amount of available parking is non-existent in those potential measures.

And then, in the kind of qualitative text regarding a reduced-parking alternative, it states that, "Precise changes in travel or behavior, in response to constrained parking alone, are difficult to predict and are not anticipated to reduce overall VMT."

While I agree with the "difficult to predict" part, I am in agreement with the previous statement that I would certainly anticipate that a lack of parking would reduce overall VMT.

I recognize that that's not a requirement at this point because the project is not above VMT thresholds, but I do take slight umbrage with the conclusion on -- on that alternative.

CHAIR SCHINDLER: Thank you, Commissioners.

Seeing no more questions indicated, I just want to confirm with staff and with the EIR team that you have received the feedback that you were seeking tonight, and ask if there are any points of clarification that we could offer?

CORINNA SANDMEIER: No. I think we've received the feedback. And we'll include that, of course, with the comments in the Final EIR.

CHAIR SCHINDLER: Thank you.

With that, I will close the public hearing for this Draft EIR, Item F-1, on our Agenda.

(Whereupon, Agenda Item F-1 ended.)

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-33 67:25

1

1 23:14,19 39:21 49:11

1,200 60:6

1,656 48:8

1.1 4:22 8:18

1.6-acre 32:11

10 13:24 53:7

10,000 56:4 77:2

100 13:11 22:2 32:13 58:12,14 59:5,6,7,8,17, 18 68:2 71:24

101 86:7

10:00 77:25

11 30:20

11:00 77:25

125 17:18

1300 56:24

14 50:14

15 51:13 55:16,20

150 47:15 82:24

154 32:12

166 47:17

17 50:15

17,000 32:19

178 60:9

18 10:16 65:23 66:9

18-month 17:5

1975 47:24

2

2 18:21 23:19 27:12 32:6 39:21 49:11 67:25

2,800 77:10

2- 5:4 9:1 32:25

2-33 83:8

2-7 67:24 83:7

2.5 32:14

2.7 32:4

20 32:1 56:5

200 18:7

201 4:8 5:3 8:14,24 17:13 39:5

2021 15:22

2022 16:9 17:3 35:25

2024 4:1 41:5

2025 65:17

2031 28:14

22 4:1 77:3

25 56:14

250 47:16 82:21 83:1,9

27 28:14,15

28 56:14

287,000 4:23

3

3 36:16,22 39:22

3,719 45:4

3,773 60:6

3-6 87:24

3-million 9:2

3-million-gallon 5:5 33:1

3.1 37:3

3.1-1 37:13

3.14-12 47:19

3.14-13 48:8

3.3-18 47:19

3.3-21 60:9

3.3-6 87:24

3.7 46:9

30 15:5

301 4:9 43:2

31 28:18 32:15

333 4:8

35 30:11

350 84:1

4

4 36:20,22 61:9

4,974 60:4

400 16:4,7

45-day 35:25

450 83:24

5

5 60:2

500 56:2,23

500-foot 6:1

550 5:1 8:18 16:12

555 4:9

565 4:9

5:30 41:4

5th 9:13 41:5

6

6 61:12

60 77:22

600 16:10,14,15

61 31:3

6:00 74:3,4 75:7

7

7,500 46:9

70 43:15 44:2

700 16:20

75 29:14

7:00 4:1 74:4 77:24

8

8 60:2

80 10:13 77:16

800 5:4 8:25 12:25 16:21 18:10 19:14 28:12,13,14 48:14

800-unit 18:9 31:20

8:00 74:3 75:6

9

9 41:20

A

a.m. 74:4,5 77:24,25

ability 26:7

acceptable 17:1

access 12:17,18 13:2,5 22:7 26:15 29:8 51:21, 22

accessible 20:22 23:3 25:6 26:21

accident 49:23

accidents 49:17

accommodate 49:10

accomplish 13:16

accomplished 17:11

account 14:5 18:11 80:10,12

accounted 45:12

accuracy 7:6

achieve 19:11

achieved 13:10 19:23

acquire 17:12,25

acquired 17:24

acquiring 17:24

acre 17:15 32:4

acres 32:1
Act 34:14 76:17
acting 9:18
action 40:21 53:16
actions 9:11
activate 27:6
activities 75:9 76:2
acts 12:11
actual 59:3 60:3
add 8:18 71:14,16 72:17 73:13 81:3 83:21 87:15,16
addendum 69:22
adding 13:16 14:14
addition 11:25 13:25 30:14 32:4 37:7 39:22 48:16
additional 5:3 42:2 53:8 73:15
Additionally 45:11,14, 19
additions 84:8
address 5:8 17:13 41:3 42:16 44:16 46:24 48:24
addressed 41:2 48:5, 17 49:18 58:3 67:4
addresses 49:7
adequacy 34:13 63:21
adequately 48:5
Adina 51:1,2,5,6,8,12, 14
adjacent 17:16 21:12
adjustment 30:23
Administrative 4:18
advantage 25:25
adverse 35:17 37:24
advice 6:2
advisor 33:23
aesthetic 37:10,15
aesthetically-pleasing 11:8
affordability 28:20 32:16
affordable 22:3 28:18 32:13 43:19
afternoon 77:8 78:1
age 31:11
agency 35:9
agenda 4:11 6:15,16 41:9
agents 50:3
aggregate 79:17
agree 88:8
agreement 65:11 85:11 88:9
agricultural 37:5
Aha 51:12
ahead 6:25 42:20 44:19 53:12 63:1
air 5:11 45:12 46:10
airborne 49:12,22
airflow 50:12
allocation 42:9
allocations 41:16
allowed 18:5,8,9
alluded 84:12
Alpha 44:5
alternative 35:21 39:21,23 40:12 61:13 62:2,6,11 64:21 82:4 87:21 88:4,15
alternatives 35:12,19 36:7 39:10,14,17,20 40:3,4,7,8,9 61:12
ameliorate 64:22
amendment 18:15
amendments 9:10 85:17
amenities 14:6 23:23 25:4,8,17,22 32:3
amenity 27:1 32:17
amount 14:16 15:24 28:11 45:5 47:20 48:12 52:2,3,4,5,15 54:16 85:7 88:1
amplify 84:11
analyses 60:20
analysis 34:11 37:1 50:17 57:3 61:12,21 62:4,11 63:22 66:22 69:22 70:25 72:5,18,22 73:16,20 78:19 79:25 80:4,6 81:18 86:22
analyzed 8:24 55:1,4 61:10,12 68:14 74:20 80:3,8,14
analyzes 36:13 55:8 68:20
and/or 74:22
annual 30:21 31:5
answers 73:12
anthrax 50:4
anticipate 88:10
anticipated 52:2 88:7
apartment 61:1
Apologies 6:24
apologize 21:25
app 76:17
Appendix 37:13
applicable 36:6,25 38:20 39:6
applicant 4:7 6:19,21 7:17 9:4,22,24 15:13 63:15,17 64:9 65:20 67:5 72:5 73:7 81:11
applicant's 10:21 66:16 76:22 87:10
applicants 84:24
applied 87:5
apply 38:9
approach 84:3
approvals 18:18 19:4 65:6,16
approve 72:1
approved 35:19 61:14 71:17 72:7,14
approves 72:11
approximately 4:21, 23 5:1,4 77:2
architect 20:8
architectural 9:19 18:17,22,23 65:15
architecture 20:8 63:25
area 12:10,11 18:2 24:22,23 27:7 32:10,21, 24 37:8 43:21 51:18 52:10,14,17 55:21 56:18 72:21 75:14 76:20 80:13 83:20
areas 5:10,20 23:24 50:10 78:16
arrive 59:14
arriving 78:5
arteries 29:2
artery 29:2,4,21
articulations 21:21
aspects 11:12 52:24
assess 41:15
assessment 68:20
assigned 80:11,14
assignment 76:9
associate 33:25
assume 19:14 58:11
assumed 47:16 69:11 83:25
assuming 18:19 48:1, 12 67:19 77:11
assumption 77:5
assumptions 62:23 85:2
Atherton 43:21
attachment 80:5

attain 39:10
attempting 40:6
Attorney 6:2 70:23
attract 11:11
August 9:13 19:5 41:5
Avenue 4:8,9 5:3 8:25 23:12 27:17 33:3 45:7, 21,22 46:12,15 56:23
average 55:21 61:25
avoid 35:11 37:24
avoiding 39:11
aware 18:16 19:1 47:13 74:25

B

back 19:6 23:10 24:4, 14 25:10 26:2,24 27:7, 14 28:4 40:2 46:19 53:14 54:18 63:19 70:14 71:18 76:25 83:7 85:9 86:3
bacteria 50:3
balance 17:7
based 12:4,19 40:4 55:9 57:8 58:17 59:2,9, 11 68:1,4,7 69:9 72:21 73:1 74:23 76:1 78:15 83:13,16
basic 39:11 40:6
basically 46:4
basis 30:22 31:5 55:3 59:7,10,17 62:1 74:23
Bay 45:17 51:21 55:21
beautiful 63:11
beauty 46:6
begin 41:12,17 42:4,7, 11,13 44:13 46:21 48:21 50:23,25 51:8,11 53:3,10,20 57:20
beginning 24:5 25:24 31:10
begins 21:11
behalf 85:15
behavior 88:5
below-grade 5:5
below-market 32:15
benefit 52:19 54:11 60:25 84:25
benefits 28:5,7 32:1 51:16,23 52:25
beverage 32:19
bicycle/pedestrian 45:15
Biddle 71:13,15
bifurcated 18:17
big 12:11 14:21 33:4 79:6
bigger 23:9
biggest 14:11
bike 13:2,5 14:14 25:18 26:3,6,9,14 27:20 28:22 29:17,23 30:2 32:14 33:4 45:23,24,25 46:13, 17 52:10 64:15
bikes 26:7,17 29:4,5
biking 52:14 64:11,18
bio-containment 50:1
biological 5:11 49:22
Biosafety 49:11
bioscience 49:9
bit 22:4,23 65:24 69:4 74:1
block 24:8
blockage 12:11
blocked 12:13
blue 8:21 26:12
blue-sky 49:19
blurred 46:8
Bob 42:13,15,20,22,23 43:1
body 9:16,18
border 29:19
boundaries 20:14 60:22
bounded 8:8
breaking 21:21
briefly 15:20 28:6
brightest 11:12
bring 24:25 26:10 41:22 45:5 53:14
bringing 20:1 23:20 43:18 87:2
broader 60:25 64:23 87:2
broken 27:5
brought 56:22 64:9 82:15
BSL-3 49:12,15 50:11
buffer 30:4
builder 75:3 76:12
building 23:14 24:4 27:2 29:9,11,12 32:12, 18 39:5 61:1,6
buildings 4:23 8:20 9:20 11:9,17 13:11 20:22 21:3,17,18 22:11, 22 23:9,16 24:14 25:11 27:5,13,25 29:8,15 30:11,13 49:8,10 67:23 70:3
built 5:6 63:13 70:2 71:17
bunch 23:8
Burgess 8:9,11 21:11 26:8 28:2 46:15
buried 23:2
bus/when-shared 46:13
buses 45:5
business 11:19

C

C-1(X) 4:17
C/cag 57:5
cafe 25:5 27:3
calculated 58:8
calculating 78:2
calculation 65:23 77:15
calculations 58:16
California 34:14
call 18:14 41:13 63:17
called 9:15 10:13
calling 41:20 42:11,12
calls 58:20
Caltrain 33:3 46:13
Camino 8:11 76:14
campus 4:14 8:7,14,17 10:13 11:2,4,7,17 27:10 50:6
campuses 86:6
canopy 63:3,12
cap 47:24,25 52:7 86:10,16
capita 61:25
caps 86:7 87:4
capture 62:12 69:24
car 29:15 79:7 82:10
carbon 13:13 30:21 31:6 32:23
card 41:1,22
cards 41:15,23 53:5
care 48:13,15
cars 29:6 45:5 52:1,2, 15 79:13
case 53:7 82:20
categorized 31:10
CDP 12:23 17:4 18:15 47:24
center 26:24 27:8
centers 50:9
central 12:12 22:14 25:5,6,11,15 27:1,6,23 47:8

centralized 32:17

CEQA 34:15 35:7 36:3, 18,23 37:12 57:2 62:18 69:22 70:15 79:23,25 80:6 87:7

certification 9:17

cetera 55:7 73:25

Chair 4:5 5:24 6:9 7:11 9:23 10:2,6 15:2,17 20:6 30:23 31:1 33:8,14 41:8,17,25 42:6,8,21,24 44:12,24 46:20 47:7 48:20 50:24 51:10 53:2, 3,6,10,12,22 54:9 56:11 57:16 63:1,16 64:5 65:1,2,3,4,18 66:15 67:6,7,9 70:7 78:23,24 81:19,23 83:1 84:6 87:18 88:16,25

challenge 11:18,21,22 13:15 14:11,15 17:2

challenges 11:15 13:15

challenging 45:20

chance 13:5

change 18:8 20:13 21:7 67:21 68:12 69:18

changed 12:4,5

chapel 39:5

Chapman 33:22 62:13, 14 83:5,6

chapter 36:16,20,21,22 61:9,11,12

charge 43:4 62:10

charm 46:6

chart 54:15

checking 6:25

children 29:21

chime 70:23 72:20

choose 42:18 44:18 47:1 48:25

Christ 17:12

Christian 43:2

Christine 15:5 41:17 42:4,7,13 44:13 46:21 48:21 50:23,25 51:8,11 53:3,10

church 17:12,16,25 43:2,5,10,12

circulation 86:3

cited 50:16 83:23

cities 48:12

city 5:6 6:2 8:11 9:3 10:1,9 16:9 19:8,20 20:7 30:21 32:5 33:14 34:17 40:6,17 43:22 49:20 55:14 66:6 68:9 69:21 70:5,22 72:11 73:9 74:15 75:2,5,15 76:11,23 80:7 81:1 83:16 84:15 85:15 86:7

city's 7:18 28:15 81:15

city-wide 55:16

clarification 57:20 74:6 88:20

clarifications 58:22

clarified 52:12

clarify 34:3 76:11

clarifying 65:4

Class 29:17,18

Classics 21:12 28:3

classifies 37:18 38:4

clear 69:7

close 7:20 45:16 53:13 56:18 61:19

closed-off 12:10

closer 15:11 20:1 61:2

CO2 61:25

code 58:17 74:22

cogeneration 30:18, 20 31:3 32:22

Coincidentally 43:8

Coleman 45:17

colleague 33:22 62:10

collected 59:9,12 71:5

collection 78:16

colloquial 79:5 80:1

combination 72:10

comment 7:2,7 8:2,3,4 9:7,12 19:5 40:24,25 41:11,13,14,15,18,22, 23 42:11,17 44:12,17 46:20,25 48:20,24 49:7 50:22,24 53:2,5,13 63:5,23 64:7 67:3 69:8 71:11 77:20 81:25 82:2, 3,14

commented 47:13

commenter 82:16

commenters 42:12 53:8

comments 7:3,18,19, 24,25 9:9,14 34:8,11,18 40:18 41:2,4,7 53:11,15 60:15 63:20 64:13 66:23,24 67:8 70:17,18, 21 71:12 88:24

Comments' 66:25

commercial 4:25 8:19 46:3,4

commission 6:3 7:23 9:16,18 10:1,9 16:8,18 18:16,22 19:1,7,12 20:6 33:14 34:19 44:24 53:17 63:5 65:16 73:9 76:24 79:11,25 81:10

Commission's 63:20

commissioner 5:23, 24 6:9 7:3,19,25 47:9 53:19,21,22 55:10,23 57:12,16,17,18 58:5,6, 24 59:21,25 61:20 62:24 63:2 64:3,6 65:1 67:10,11 69:6 70:1 71:21 73:22 74:24 76:7 77:1 78:20,24,25 79:1 81:20,22 82:12 84:4,6 86:1,2 87:18,19,20

commissioners 7:12 51:6 54:24 84:11 85:25 86:4 88:16

committed 21:20

committee 20:23 43:4

common 25:16 75:8

commonly 34:14 35:24

commons 22:14 25:5, 11,15 27:23

community 12:4,13, 17,20 13:18,24 14:6,10 16:3,5 17:1,9 18:11 20:21 22:7 28:5,7 32:1 43:18 46:7 51:19 52:21 53:24 54:5,11 64:23 75:20 84:14 85:16

commute 45:8,20 77:23 78:3

commutes 61:3

commuting 77:7

companies' 47:14

comparable 56:18

compare 57:10 58:11, 14

compared 56:17 84:23

compares 62:5

complaint 74:23

complaints 74:21

complete 45:24,25 46:12

completed 46:11

completeness 7:6

compliance 17:21 74:16

comply 49:16

component 13:9 14:21 33:9 44:10 66:25 71:17 76:6 81:16

components 4:16 14:9 28:7 73:10 85:18

comported 31:20

comprehensive 4:13

concept 40:10 54:19

conceptual 34:21 35:4
concern 29:5 79:6 82:17 86:4
concerned 45:4 47:10, 23 48:7,17 54:11
concerns 13:18 14:7 18:11 31:20 45:2 53:24 64:22,23 76:10
concludes 9:21
conclusion 88:14
conclusions 58:20
concrete 74:4 75:10
condition 72:12
conditional 4:19 87:1
conditioned 80:17
conditions 67:22 71:19
conducted 59:3
confident 6:6 64:21 71:7,9
confirm 53:11 87:7 88:18
conformance 12:7
confused 58:7 74:1
congestion 46:8,10
congregation 43:11, 12
connect 23:22 26:7 28:2
connected 25:13
connecting 23:22 26:13
connections 21:23 23:21 28:23
connectivity 26:5 29:10 64:17 81:8
Connectmenlo 83:20
connects 24:6 27:22
consciously 21:13 26:13
conservative 82:20 83:25 84:2
considered 39:9,14,19 80:25
consistency 68:10
consistent 36:3 83:14, 18 85:5
consolidate 11:16
constellation 14:17
constrained 88:6
constraints 85:15
construct 75:22
constructed 61:14 69:18
construction 5:21,22 11:20 38:13,14 39:16 73:25 74:2,8,10,19,25 76:9,14,22,23
constructive 6:7
consultant 6:22 7:18 9:13 33:10,20,25 34:17 54:10 70:16 71:9 82:1 87:7
consultants 84:23
contact 76:10,19
containment 50:13
content 63:21 66:21 85:7,21
contents 34:7
context 6:14,19 7:9 28:13
continued 4:24 8:22
continuous 50:11
contract 17:11,25
contributing 52:20
contributions 33:2
control 9:19 65:16
controls 18:18
Corinna 7:11,12 15:5 34:24 41:2 56:20 57:25 65:13 66:11,17 72:8 74:17 76:21 88:22
corner 17:14,21,23 18:2,7 24:3,19 27:15 29:9
corporate 47:13
correct 6:24 42:10 55:1,18 61:11 68:15 73:15 80:1
corrections 84:8
correctly 62:12,16
corrupted 15:3
cost 61:6,7
Council 16:8,9 19:8,20 53:24 65:8,11 66:4,6 71:25 72:11 73:9 82:15
count 28:18 42:1,8 59:3
counting 86:8
counts 77:1,13
county 49:19
couple 29:7 45:2 57:18 60:15
court 66:24
cover 4:11 63:9 70:8 72:23
covered 31:24 62:16
CR-1.4 39:3
cranked 22:22
create 11:10,13 12:2,22 13:1 18:6 21:23 22:15, 16 48:14 73:2
creates 11:18 27:14 50:6
creating 12:15 82:7
criteria 54:7 84:18
critical 50:8
crossing 33:3 56:24
cultural 5:11,16
cumulative 5:22 36:5 38:13 45:11
curiosity 63:6
curious 56:17 66:16 82:24
current 12:23 18:9 28:13 47:13,24 48:10, 16 58:7 68:5 83:13 84:1
cut-through 45:7 79:8, 13 80:9,13,23
cycle 28:13,16

D

daily 59:10,17
dais 53:15
dangerous 64:18
darker 8:21
data 59:9,12 70:25 71:4,5,7,8 78:15
date 65:12
day 18:21 32:6 59:15 63:9 75:12
daycare 44:5 50:9
days 50:18 82:9
daytime 74:18
decades 11:4 12:9 30:19 63:10
December 19:8 66:7
decision 35:9 40:20 69:9,21
decisions 86:17 87:3
decommission 30:19
decrease 48:8
dedicated 28:11
dedication 32:5,11
deemed 69:24
deep 23:2
defer 69:20 70:5
define 85:14
defined 54:8
degree 85:3
DEIR 50:14
demand 52:3 86:20

density 17:7 47:14
department 49:20 75:21
depending 67:22
DER 49:24
describe 34:5
describes 40:24
describing 61:16 62:17
description 36:4,24 67:25 83:8
design 20:3,4 63:25
desires 14:5
destination 13:8
detached 21:15
detail 31:14 35:2 62:8, 17,19 65:7 70:18
detailed 35:14 36:4
details 19:18 34:25 60:18 86:24
determined 37:4 39:17 43:14 54:13 55:13 56:8
determining 37:11 84:19
developed 40:7
developer 76:12 77:11
development 4:15,19, 20 10:11 11:13 21:2,18 51:18,24 60:21 65:10 75:21 85:11 87:1
developments 51:21
diagnostics 50:2
dial 69:3
dialogue 67:1
diesel-fueled 50:17
difference 60:6 83:3
differences 40:13
difficult 57:10 88:6,8
direct 29:10 46:14
direction 16:14,21 19:14,15 30:8
directions 25:1
disclose 6:1
disclosed 68:13
discuss 33:16 49:25
discussion 6:5,12 7:10,25 37:14 53:14,15, 20 57:22 63:20 73:16, 18 86:15
disruptions 75:14
district 4:18 12:16,22 18:6
districts 12:24
diversity 52:21
Division 7:13
Do's 58:6
document 9:14 34:13 35:8 47:18 48:18 49:9 59:24 81:17 85:8
documents 59:23
dog 23:24 25:18
double-check 67:17
downtown 8:11 20:15 51:18 61:2,19
Draft 4:6,7,12 5:8,18 7:2,6,19,20 8:3 9:7,12 33:11,16 34:7,8,11,13, 22 36:1 37:3,14,18,22 38:1,4 39:9,19 40:18,24 41:11 45:1 47:11 49:7 53:14 57:13 61:10 66:25 67:1,8 72:18,22 81:24
drafted 65:24
drawn 50:12
drive 80:21,23,25 82:6
driven 31:4
driving 52:1,5,15,19 54:16
dropping 78:7
drug-resistant 50:3
drugs 50:2
due 6:3 40:13
duration 55:19 75:11
dwelling 5:1

E

e-mail 41:3
e-mailed 56:12
earlier 20:14 56:12 66:8,9
early 17:19 21:20
easily 47:17
eat 23:24
Ebola 50:3
echo 64:13 87:19
ECR 56:23,24
edges 13:18 31:19
effect 37:24 73:3
effects 4:13 5:9 35:12, 15 38:3 39:13 72:24
egress 17:23
Ehrich 65:2,3,18 66:15 67:6,7,9
EIR 4:7,12 5:8,18 6:22 7:2,6,18,19,20 8:3,24 9:7,12,15,17 16:21 19:4,18 32:25 33:10,11, 20 34:7,8,11,13,20,22 35:7,13 36:1,3,10,12,16 37:3,10,14,18,22 38:2,4 39:9,19,20 40:18,19,20, 22,25 41:11 45:10,16 47:11 49:7 50:6,16,18 53:14 54:7,9 56:8,14 57:14 61:10 63:21,22, 23 64:7 65:8,20,25 66:1,4,13,22,25 67:2,8, 13,14 68:14,22 69:9,11, 14,23 70:11 71:11 72:9, 18,22 73:6,9 74:16,20 76:4 79:2,15 81:6,16, 24,25 82:19 83:25 84:9, 12 85:6 86:11 87:6,8,22 88:18,24
EIRS 54:4 68:9 83:16
El 8:11 76:14
electric 30:13
element 26:14 52:21
elementary 29:22
elements' 45:13
eliminate 37:24
emergency 5:5 30:14 33:1 49:18 50:14
emissions 5:13 50:19 51:25 61:24,25 62:20
employee 47:24 54:17 55:21 68:1,12 76:23 82:8 83:25 84:1
employees 47:12,17, 20 48:2 58:13,15 60:1, 4,5,6,7,12 67:15 68:4,7, 22 69:20 70:3
enable 9:10
Encinal 28:24 29:3
encourage 64:11
end 82:6
ended 16:18 69:16 73:24
ends 9:12 19:5
energy 5:12
enforcement 74:22 86:9
engaged 10:25
engineers 71:4 78:18
enhance 29:21
enjoy 52:17
ensure 50:12
ensuring 86:20
enter 45:20
entering 13:20
entire 18:21 78:3
entitlements 9:4,18 18:13,14 73:11 76:5 86:18
entrance 27:10

environment 11:11,13 34:23 61:22

environmental 4:6,13 5:9 9:6 33:16 34:5,12, 14 35:10,15,17,23 36:4, 5,12,13,17,25 37:1,19 38:3 39:13 40:16 49:6 51:16 52:19,24 58:2,10 60:9,17,20 61:5 62:20 86:21

equal 28:15

equipment 49:21

equivalent 31:3 32:20

ERI 45:9

errands 55:11

error 47:22

essentially 12:12 16:4, 19

establish 55:15 63:11

established 24:12

estate 10:11

estimate 41:14 78:18

estimated 58:13,15 60:3,11 77:3 87:25

estimates 58:8 60:11 68:3,6,18

estimating 58:19 66:10

evaluate 50:7,19 69:24

evaluated 34:12 73:19

evaluates 34:22 36:10, 16,20 39:20 61:13

evaluating 4:12 43:13 61:15

evaluation 40:8 75:20

evening 7:11 9:25 10:8 33:13 51:5 53:18 58:4 67:1 70:19,23 71:10,15 81:12 82:16

event 50:20

eventually 80:23

everyone's 60:14

evolution 15:20

examine 35:16

examples 66:14 68:8

exceed 54:8,14

exception 30:13

exceptions 74:11 75:17

excuse 36:8 37:23 39:19 61:11 75:17 81:6

exemption 75:6

exemptions 74:18 75:16

existing 22:11 30:2,17 49:25 50:4 58:8 59:2 68:4 83:16

exit 45:20

exiting 29:13

expanding 28:11

expect 58:13 67:15 74:7,12 85:8,17

expectation 63:12

experience 20:12 21:2, 7 24:2 76:13 84:22,24

experienced 50:21 82:9 84:25

experiences 20:19

expertise 49:20

explain 34:7

expressed 49:14 79:7

extend 46:6

extensive 64:10

extent 64:11,20

extra 51:13

extremely 45:4

F

F-1 53:13

F1 4:6 6:15

face 64:18

facilities 5:6 9:2 11:4

facility 43:6 44:5 50:1,4

fact 19:1 58:18 68:12 82:3

Fair 6:3

familiar 10:19

families 84:15

family 10:18

fast 18:24

feasible 35:19 73:5

features 12:17

federal 49:16

feedback 12:5 13:24 14:13 18:23 19:12,17 81:10,12 88:19,23

feel 71:6,9 82:2

feeling 22:15

feet 4:22,23 8:19 32:19 47:15,16 82:22,24 83:10,24 84:1

fenced 20:21 50:5

fenced-off 12:10

fences 26:1

fewer 58:13,15,19 60:12

FIA 58:2

field 11:13 17:18,20 22:5 32:8,24 78:16

figure 76:15 82:9,25

fill 41:21

final 9:15,17 19:7,8 34:20 40:19,20 65:7 71:11 88:24

finalized 72:1

finally 24:18 27:22 34:7 35:12,19 50:11

financial 33:2 57:21 60:1

find 17:7 31:19 44:6 60:19

finds 5:18

fine 58:5 64:3 67:7

fire 49:20

firm 10:11,15

fit 32:25 84:14

five-acre 18:2

flexibility 73:6

flow 79:12

fluctuating 42:4

flushed 86:24,25

focus 8:2 30:7 63:20

focused 66:23 67:2

focusing 73:24

folks 10:7 13:6 14:17, 19,20 29:1 61:18

follow 5:20 61:21 79:22 81:12

follow-up 69:22 81:20 85:25

food 32:18

footage 4:25 58:18 69:19 83:3

footnote 83:22

footprint 46:3

forestry 37:5

forgetting 59:20

formal 16:11

format 7:15

forward 15:19 19:19,25 41:7 44:7

found 87:8

foundations 75:10

founded 10:16

four- 18:2

four-story 29:12

fourth 13:20

frame 43:10

Francisco 55:20

frankly 49:19
free 42:17 44:17 46:25 48:25
frequently 76:1
front 25:7 85:22
fronting 17:14
Fry 47:6,8
fuel 50:18
full 18:22 21:4 66:9 77:12
full-scale 32:20
fully 30:13 82:17
functional 46:18
funny 22:23
further-away 61:3
future 9:19 11:7 43:6 49:15 68:7

G

gallons 9:2
garner 16:1
gas 5:12 51:25
gas-powered 31:4
general 8:10 9:9 18:15 35:9 51:15 52:2,23
generally 8:17 54:20 74:21
generated 56:2 59:2, 18
generation 60:10 68:1, 8,12 83:8,23
generator 50:15
generators 30:14 50:15
geology 5:12
get-go 11:21 12:1
Gilbert 45:21
give 28:6 32:9 41:25 53:6
giving 7:13 60:25
glad 60:13
global 60:25
goal 13:1 40:4 66:22
goals 19:23
good 7:11 9:25 10:8 15:15 33:13 51:5,23 52:10 71:15
Goodman 48:22 49:4,5
governed 4:19
government 43:22
granted 75:17
great 15:18 24:11 28:22 31:9 44:8 51:12,17 64:6 75:4
green 25:7 27:1 52:16
greenhouse 5:12 51:25
greens 25:13
greenway 25:16
ground-borne 38:13
groups 29:24
grove 24:11
growth 23:1
guess 66:3,15 67:18 77:5 78:17 79:14 86:13
guidance 16:20
guidelines 35:7 36:3 55:15 81:15
guiding 12:3,5
guys 46:16

H

habit 51:20
half 10:16,17 48:15
Hall 8:11
hand 28:4 41:1,19
handful 54:4
handled 66:20
hands 41:15,24 42:2 53:4,9
happen 18:20 22:17 61:14,16 65:15
happening 25:21 74:4, 8,14,25 76:14
happy 33:6
hard 12:6 13:23 14:4 22:23 26:18 31:13,19 76:15
hazard 49:14
hazardous 5:13
hazards 5:13
hear 10:7 42:21,23 47:6 51:10
heard 14:16 18:11 28:25 31:21 82:24
hearing 4:7,12 6:14 7:21 12:20 14:7,10 15:9,10 19:20,22,24 34:4,10,17 41:10 53:13 67:2
hearings 13:25 16:19, 23 19:8,15
heat 75:12
heavily 68:16,17 85:12
heavy 78:11
height 14:8,18
helpful 55:10 56:7 65:19
helping 10:12
Hepatitis 50:4
heritage 22:24,25 23:8, 11 24:4,9
Hexagon 33:25 54:25 77:19
high 29:22 43:21
high-level 70:22,24
higher 68:13 77:13
highest 28:19
highlight 28:23
Hillview 30:8
historical 5:22 38:14 39:2,24
HIV 50:3
HNA 68:19
hold 64:1,4
home 10:13 11:10 44:6 54:18 55:6 77:8
home-related 55:5
home-to-work 55:2
homes 21:15 22:3 23:15 28:2
hope 15:16
hoping 19:16,19 74:6
horizons 70:10
hosting 49:11
hour 59:7,15 77:9,21,22 78:2,6,12,14
hours 74:3,19 75:1,6,7, 23,25 77:4 78:13
houses 13:25 14:1
housing 5:15 12:22,24 13:17 14:14,16,21 15:24 16:24 18:6 28:10, 12 32:16 43:19,25 44:10 45:13 46:4,5 48:7,8,14 52:20,21 68:17,20
housing-type 21:16
HUDS 28:17
huge 17:2
hundreds 14:22
HVAC 50:12
hydrology 5:13
hyper 79:7,18
hypothesis 59:13

I

ICF 33:20 62:14 70:16 73:13 83:6

ICF's 33:21
icon 41:19
iconography 27:4
idea 32:6
ideas 22:17
identified 37:21 70:16 72:21 81:15
identifies 37:18 73:17
identify 35:17 49:24 71:13 80:18
image 21:9 23:13
imagery 21:15 27:4
imagine 66:1
impact 4:6 9:6 31:5 33:16 37:4,20,21,25 38:4 46:10 48:6 57:21 58:10,21 60:2,9,17,20, 21 61:5 69:5 73:20 79:16 80:4 81:18 84:13, 19,20 87:9
impactful 72:24 73:17
impacts 5:19 13:12 34:12,23 35:10,18 36:5, 6,7,12,13,17,20 37:1, 11,19 38:8,11,23,24 39:2,15,18,24 40:5 47:10,18 49:15 54:2 62:6,20 68:16,21,24,25 69:12 79:5 82:17 83:1
implement 57:8 81:1
implementation 87:9
implemented 38:17,22 39:3 86:22 87:12
implementing 35:15 86:10
implications 67:3
implies 48:10
importance 10:22 26:18
important 20:18 25:25 34:16 40:9 52:20
improve 13:2,5
improvements 75:13 79:12 81:8
improving 52:13
in-person 41:23
inaccessible 26:1
include 4:21 5:2 38:12 39:5 61:7 70:25 76:8 88:23
included 8:15 52:11 62:21 84:9
includes 8:24,25 9:1 37:14 40:12 60:11
including 4:8 11:19 34:6 35:20 36:5 52:16 55:5 68:18
income 32:13 52:22
incorrect 28:17
increase 4:25 26:5 36:12 69:5 79:7,8
increased 16:12
increasing 28:12
incredible 85:7
incredibly 11:3 85:19
individual 9:19
infeasible 39:17
infill 37:7 51:17,24
info 14:2
inform 35:8
informal 25:20,21
information 35:14 67:12 78:17
informational 35:8 37:13
infrastructure 13:12 26:6 30:15,16,17
ingress 17:22 29:12
inherent 46:7
initial 15:22 16:7
initially 15:21
input 83:3
inside 20:23,25 26:12
insights 81:24
Institute 71:4
instructions 41:12 42:11
insufficient 64:15
intended 35:8
intent 34:10
interrupt 15:2
intersection 80:2,14, 19,20
introduction 6:13,18 7:9,16,23 70:15
inviting 26:21
involved 10:21
italics 38:16 39:3
ITE 58:17 59:9,12
item 4:6,11 6:15,16 9:6 41:9 53:13 60:8 63:19 70:15
items 87:2
iteration 84:9
iterations 17:6,19
IV 29:17,18

J

Jessica 33:13,19 54:20 61:9 62:3,16,21 63:14 67:24 69:17 70:5 73:14 83:2,21 87:14
job 28:22
joined 33:21,23
joining 33:15
JULY 4:1

K

Kevin 44:14,15,22
key 72:20
Keyser 68:19
kids 29:4 30:7 44:6 78:7
kind 8:21 12:7,11 14:16,18 15:12,23 17:20 18:8 19:17 28:25 29:1,22 31:25 32:20 54:19 57:1 58:21,22 60:8,15 61:15,24 62:1,7 63:7,12,25 64:18 68:7 69:3,21,23 70:23 72:23 74:11,20 75:2,14 81:7 87:2,4 88:3
Kirsten 33:22 62:10,12, 14 68:14 83:2,5,22
knew 15:24
KYLE 15:1,8,16 63:16 66:18 70:12 72:17 75:4 79:21 81:5 86:14

L

lab 49:15 50:11
labs 49:11,12
lack 72:23 88:10
land 5:14 9:17 12:12 17:15 28:11 58:17 73:2 85:18
land-use 73:10
landscaping 63:25
lane 4:7 10:10 29:17 43:9 46:1
lanes 26:6 27:20 30:2 45:25 46:13,17 52:10 64:15
language 87:22
large 12:11 17:17,20 29:8 54:1 85:8
largely 21:4
larger 46:2 51:20 64:24
largest 51:24
late 17:3 35:25 65:8
Laurel 8:8 10:18 21:10 23:7,8,11,12 24:3,6 26:7 27:17,19,20 28:25 29:1,10,13,16

lawns 25:20
lead 7:9 20:3 33:20
lease 6:4
leave 59:14
led 62:10
leeway 72:6
left 20:11 21:25 22:1 23:13 24:24 25:6 26:7 28:1
length 85:9
lengths 31:9,15
lens 56:8
less-than-significant 38:1,3 73:5 87:8
lessen 35:11
lessening 39:12
lethal 49:12,22
level 27:3 28:19 32:18 38:1,3,24 49:11 57:2 62:8,17,18 63:11 68:25 69:5 74:13 79:17,18 80:3
levels 32:13 52:22 74:15
leverage 23:4 26:2
Levin 51:1,5,6,12,14
liaison 76:9,22
life 52:18 83:24
likelihood 31:12
likewise 52:17
limit 75:13
limited 4:15 29:8 84:24
linear 23:11 24:5,15,20 27:18
list 36:19,23 45:2
listed 40:11 45:9,12,15
live 6:1 10:17 14:19 28:24 29:1 61:1,19,24 62:19
living 61:8
LLC 4:7
local 49:16,18 60:22 79:7,9,18 80:2,11
locality 42:16 44:16 46:24 48:24
locate 24:22
located 5:3 24:23 37:8
location 8:6,7 12:12 13:4 20:15 49:25 51:17 52:6,9,13
long 12:9 51:20
long-term 11:9 70:9
long-time 49:5
longer 29:15 61:3 77:23 78:4
longevity 31:13
looked 12:14 17:2 54:4 71:9
loop 26:20
LOS 81:16
lot 13:24 14:12,20 19:17 21:4 29:3,5,25 45:22 64:22 70:3,25 71:5 77:13 78:20 85:20 86:24 87:1
lots 22:12 46:9 51:18
love 60:17
low 32:13 49:10
lower 23:13 27:3 32:18 68:13 83:24

M

MA 30:7
Macdonald 42:14,23 43:1
made 16:11 17:3 58:20 64:14 69:21 80:17,20
main 18:8 27:13 29:2, 23 30:1
maintain 20:24 30:3
major 13:9,12 14:15 21:18 25:4 31:25
majority 77:6
make 14:8 18:16 19:1 23:3 26:21 30:24 33:2 42:10 43:16 55:17 59:21 61:10 75:21
makers 35:9 40:20
makes 27:7 78:20
making 18:1 69:9
management 52:4 86:21
manager 33:21
manner 6:7
map 8:6,10 49:24
Marc 20:2,5,7 28:22 31:8,23 32:3
margin 28:19
Mark 9:25 10:5,8,10 15:7,15,18 20:5,11 28:4,6 29:12 30:25 31:2
market 67:22 83:13
Marston 68:20
mass 21:21,22 27:2,5
massing 14:8,19
massive 31:5 32:23
master 4:10 7:14 9:9, 10 19:17 20:8 72:12
materials 5:13
math 56:4
maximum 16:10,13,14
meaning 47:16
meant 22:14 25:16 27:6 30:6
measure 37:22 38:16, 18 39:3
measures 36:6 37:23, 25 38:2,8,19,22 39:6 71:18 73:4,24 76:8 87:25 88:2
meet 40:6 79:3
meeting 7:15 9:5 66:6
meetings 85:23
member 43:2 82:16
members 7:5 9:25 10:8 14:1 20:6 33:14,15 44:24 53:24 54:11 84:13
memory 55:12
Menlo 5:7 10:9,10,15 28:20 43:20 46:7 47:9 48:11 49:5 51:6,14 55:14 60:23 61:19,22 64:17 74:3 76:17 80:7 83:16
mention 47:23 74:9
mentioned 29:12 30:10,15 31:18 36:10 52:7,10 55:8 62:21 63:4 72:19 73:8 75:5,16 81:7,14
mentions 86:5
META 86:6
methods 35:17 73:16
mic 15:11
MICHAEL 71:15
middle 14:20 22:9 24:8 29:11 33:3 46:12 56:23, 24 72:3 76:15
Middlefield 4:9 8:8 17:15 22:2 24:6,18,19, 20 26:8 45:18,22,25 46:14 64:15 80:21
mild 85:3
mile 10:16,18
miles 31:4 32:14 54:14, 16 55:5 57:3 87:9
million 4:22 8:19 31:3
mind 64:1 85:22
mineral 37:5
minimum 14:20 17:18 29:14 87:13
minute 70:14
minutes 42:19 44:20 47:4 49:2 51:3 77:22
missed 65:7

missing 14:2
mitigating 35:17
mitigation 36:6 37:22, 23,24 38:2,8,16,18,19, 22 39:3,6 71:18 73:4,23 76:8 84:20,21 87:25
mitigations 79:17
mix 4:14
mixed-use 37:9 51:17
mixing 29:5
model 77:18
models 50:16
modest 48:11
modified 50:5
moment 41:25
Monday 41:5
monitoring 74:13 86:16,19 87:4
month-to-month 6:4
months 17:5 19:20 65:24 66:9
more-conservative 72:22
more-dense 61:1
more-greater 73:3
morning 77:7,22,23 78:1
most-extreme 82:25
motions 53:17
move 4:5 7:4 15:11 19:19 20:11 33:8 41:10 44:7
moving 19:25 69:3
multi-day 50:20
multi-tenant 11:11,13
multi-use 25:8
multiple 64:8 71:1 78:13
municipality 60:22
Murray 6:20 9:25 10:5, 8,10 15:7,15,18 28:6 30:25 31:2

N

Naomi 48:22,23 49:4
nature 10:22 79:9 80:12
nearby 14:19 29:1 79:9
necessarily 66:21 69:4 70:18 81:6
necessity 76:2
needed 43:11 74:19 77:12 79:17
needs' 68:20
neighborhood 12:16 13:17 14:24 21:10,11, 14 22:2 26:2 31:18 44:23 45:7,9,19 82:6
neighborhoods 21:8 45:6
neighboring 79:6
neighbors 31:19,21
net 4:25 48:8
network 80:11
nexus 22:6
nice 27:7,14 46:18 76:18
night 75:9
nitty-gritty 55:25
no-build 62:2
no-project 62:5,22
NOI-1.1. 38:18
NOI-1.3 38:16
noise 5:14,21,22 38:13, 14 39:16 50:17 73:25 74:2,15,18,21 75:6
nominate 84:8
non-ceqa 81:16
non-existent 88:1
nonprofit 32:12
nonresidential 49:8 56:15
NOP 35:25
note 40:9 47:19 60:3 72:20 73:15
noted 8:1 37:3 38:9 64:8
Notice 35:24 65:25
noticed 87:24
notification 75:18
November 19:8
nuances 85:11
number 17:6 25:21 45:3 47:12,17,18,20 48:2 54:15 55:13 58:9 59:24 60:1 67:15,20,21 68:3 71:2,7 77:13 82:23 83:1
numbers 47:21 67:14, 17,18

O

objectives 39:11 40:6
obligations 28:16
occupy 24:16 67:23
occur 49:17 61:17 75:11,25 76:1
occurring 8:5 78:13
October 19:7
off-site 75:13 81:8
offer 88:21
office 4:14 8:19 10:16 24:24 55:1 56:3 58:12 59:5,7,16,18 60:4,7 67:16,23 68:2 71:23,24 72:10,13 73:1 77:6 78:8 82:21 83:9,17 87:10
office-generation 83:14,15
office/r&d 4:22,24
offline 30:19
Ollie 33:24 54:21,23,24 55:14 58:24 77:19 79:19,21,24 87:16,17
on-site 31:11 48:2 50:19 56:2
one-acre 17:13
one-hour 78:3
one-way 45:17
ongoing 13:14
online 10:7 15:9 41:15, 24
open 13:24,25 14:13 15:23 22:16 25:12,13, 19 27:7 31:24 32:2 41:13
opened 18:1
opening 12:8,15 50:5
operated 5:6 9:3
operation 43:12 49:25
operation's 80:19
operations 4:24 8:22 43:22 80:2,14
opinion 48:18
opinions 14:17
opportunities 80:16
opportunity 5:25 9:7 10:22 50:22 61:1,6,7 70:16 79:10,11 84:10
opposed 70:11
opposite 60:13
opposition 16:2
option 61:8 72:15
options 43:14 74:18
ordinance 9:10
organizing 44:25
outage 50:20
outcomes 70:10
outdated 11:5
output 30:21
outreach 15:22

overnight 74:10

overview 7:13 28:7 34:4,6

overwhelmingly 14:12

owners 68:5

P

p.m. 4:1 41:4

painstaking 31:14

parcel 5:3 17:13

parent 28:24

parents 29:4

park 5:7 8:11 10:9,15 22:15,17 23:12 24:5,15, 20 27:8,18 28:20 46:7 47:9 49:5 51:6,14 55:15 60:23 61:19,22 64:17 74:3 80:7 83:16

Park's 48:11

Park-based 10:11

parking 17:18,20 21:4 22:12 37:10 44:3 45:3 46:9 52:3,5 77:10 82:5, 11 88:1,6,10

parklet 24:16,24 27:14, 18

Parkline 4:10 7:14 12:21 13:7,21 18:1 33:17 35:14 43:3,8,9,15 44:1

parks 23:4,24 25:19 27:23 32:7

part 6:4 7:10 8:13 10:23 18:1 24:8 26:15 29:3 33:4 34:19 43:3,25 48:4 58:2 61:9 63:7,8 70:14 73:10 75:19 76:22 79:2 86:11 87:13 88:9

participating 41:21

particulate 51:25

partner 10:12 43:16

partnered 44:2

Partners 4:7 10:10 43:9

parts 20:22

party 74:14,15

paseo 23:15 27:22,24 30:2,6

past 43:13

path 46:14 61:15

pathogens 49:13

paths 25:13 26:3,9,18, 19 46:17 52:16

Pattie 46:22,23 47:6,8

pause 62:9

PDF 60:2

peak 45:19 59:7,14 77:4,9,21 78:3

peak-hour 77:13

pedestrian 13:2,5 14:14 23:21 26:18,19 29:23 33:4

pedestrians 26:17 27:19 64:11

people 8:2 13:3 23:24 25:19 52:14,17,18,22 58:19 60:25 61:7,24 62:19 64:17,23 76:16, 19 77:7 82:6

per-employee 55:2

Perata 15:1,8,16 63:16 66:18 70:12 72:17 75:4 79:21 81:5 82:19 86:14

percent 13:11 22:3 28:14,15,18 29:14 30:21 32:13,15 47:17 55:16,20 56:14 58:12, 14 59:5,6,7,8,17 68:2 71:24 77:3,16

percentage 57:9 72:13

percentages 57:6

perfect 10:6 43:1 59:18 67:20

perimeter 22:13,25 23:6 25:12

period 7:7 8:3,4 9:12 17:5 36:1 40:19 41:19 77:24 78:4

periods 8:2

permeable 13:1

Permit 4:20 65:10 87:1

permits 9:19

person 41:1,21

personal 76:13

personally 85:8

perspective 66:16,19 71:6 80:19

Pfenniger 20:3

Pfenninger 6:20 20:5,7

phases 85:10

phone 41:20

physical 5:9 29:18 41:3

physically 12:15

pick 20:10

picking 78:7

picnic 23:25

pieces 30:17

place 16:2 24:16 25:8 26:22 32:25 47:22,24 77:17

places 25:19,20

plan 4:10 7:14 8:16 9:9, 10,11 12:23 18:1,3,9,15 19:13,17 20:13 22:19, 20 23:10 30:19 33:2,4 34:21 35:4 44:9 72:12 86:16,19,21 87:4

planned 11:16

planning 5:14 7:13 9:16,18 11:18 16:17 18:21 19:11 20:6 24:20 47:9 51:5 53:17 65:16 66:2 73:9 85:19

plans 40:13 57:7 87:10

plant 30:18,20 31:3 32:22

play 15:12 25:19

playgrounds 23:25

plays 86:23

Plaza 76:15

pleased 44:10

PM 78:3

point 16:9 22:20 69:15 74:24 76:18 82:19 88:13

points 88:20

police 74:22

policy 48:3 57:5 73:8 81:1 86:17 87:3

Political 6:3

pollution 52:1,15 73:25

population 5:14 48:6 68:16

portion 6:14 58:4 77:7

portions 56:16

positive 14:12

possibility 32:9

potable 33:1

potential 5:8 34:22 36:13,16,20 37:14 47:12 58:21 68:7,24 79:6 86:25 87:25 88:2

potentially 37:19,21 49:12,22 59:13 61:2 63:10 68:23 72:14 73:2 74:4 80:24 85:2 86:25

potentially-reasonable 52:8

pours 74:4 75:10

power 50:11,20

Practice 6:3

Precise 88:5

predict 88:6,8

Preparation 35:24 65:25

prepare 40:17,19

prepared 5:8 35:13 68:19

preparing 34:20

present 20:23 80:13

presentation 6:12,22 7:17 9:21,24 33:11 34:3 65:22

presentations 7:1 15:13 33:9 63:8

presented 41:9 65:6, 21

preservation 31:8 39:21

preserve 31:15

president 33:24

pressing 41:20

presumed 63:7

pretty 28:19 31:24

prevent 80:21

previous 52:7,9 88:9

previously 36:10

primary 11:1,6,25 12:14,17

principal 20:7 33:19,24

principles 12:3,5,7,14

prior 12:20 15:22 19:15 40:11 68:9

priorities 26:4

pro-housing 14:18

problem 15:8 48:11,13

problems 82:7

procedural 69:13

proceed 6:10 42:8

process 11:19 12:21 13:21 18:19,21 19:22 32:7 34:5,19 35:23 40:17 57:2,11 66:2 73:25 75:2,15,20 76:3 84:16 85:1,5,18

producing 14:6

production 13:13

productive 11:3

Professional 4:18

program 19:12 32:7 33:5 81:2

programmatic 18:14 19:4

programming 32:6

programs 52:4

project 4:10,17,21 5:2, 9,10,19 6:2,17 7:10,14, 24 8:7,13,15,16,23 9:3 12:3,4 13:4,10,21 15:21 17:20 18:17 19:25 20:9, 11,12 21:7 26:4 28:8 33:17,20,21,23 34:1,5, 22,23 35:1,4,10,13,16, 18,20,21 36:4,8,11,14, 17,21,22 37:4,7,8,9,15, 16 38:9,10,12,17,20 39:4,7,13,21,22 40:3,4, 5,6,7,8,11,12,14,21 41:9 43:4,8,10,15,17 44:7 45:15 46:2,4,12 48:9 50:5,9 51:16 52:24 54:1 56:24,25 60:18,24 61:5,13,14,16 62:1,5 63:3,8,13,14 64:1,12,24 66:12 67:25 68:21 69:9, 18,19 70:2 71:16 72:1, 6,25 73:11 75:19 76:5 79:3 80:11,17,22 83:7, 10,12 85:10 87:13 88:13

project's 39:11 57:11 62:6

projected 45:13 56:3

projects 45:11,13 47:25 48:14 56:18,22 75:8,9,24 83:19 85:1 86:6

promote 54:22 64:21

pronouncing 6:23

pronunciation 6:24

properly 48:18

property 17:16 30:6 43:3,14 46:10 47:25

proposal 8:18 12:24 23:9 24:12

proposed 4:21 5:9,19 7:24 8:16 9:9 28:20 34:4,25 35:16,18,20 36:11 38:9,12,20 39:7, 13 40:10,14,21 45:11, 14,16 49:8 69:19 87:10

proposes 37:9 50:14

proposing 21:7

protective 49:21

proud 10:23

provide 6:13 34:4,6 35:14 41:12 42:16 44:16 46:24 48:23 73:6 81:10

provided 34:25 35:7 68:4 83:23

providing 21:8 22:10 23:23 44:3 69:8

proximity 8:10 43:20 50:8

public 4:7,12 5:15 6:14 7:2,5,7,18,20,23 8:1,3,4 9:12 12:17,21 13:21,25 14:1 15:22 19:4 23:23 24:16 25:17 27:3,23,24 33:15 34:11,17,19 35:8, 9 36:1 40:18 41:10,13, 18 42:11,17 44:17 46:25 48:24 50:6 51:19, 22 53:11,13 63:5 67:2 68:15 74:7,25 76:10 77:21 82:16 85:13

publicity 50:1

publicly 25:6

publicly-accessible 32:2

published 63:7

pull 16:25

purpose 9:5 34:3,16 35:13 72:5

purposes 37:13 75:14

pursuant 34:13

pursuing 9:4

purview 61:22

push 22:13 24:14 27:7

pushed 23:10 24:4 27:14

pushing 25:11

put 28:12 46:16 85:14

Q

qualitative 88:3

quality 5:11,14 31:12 34:14 45:12 46:10 52:10,13,18

quantifying 84:18

question 15:23 53:23 54:22 56:10,21 58:1,20, 25 59:1,4,19 60:16 61:4 63:3,15,23 65:4 66:3,19 67:4 68:11 70:6,8,12 71:20,23 73:12 75:4 76:25 79:2,10,14 81:21, 25 82:15,22 86:14

questions 7:3,19,23 33:6 34:18 53:15,20 57:19,24 58:6 67:12 70:17,19 78:22 81:7 85:25 88:17

quick 7:13 8:6 15:5,13, 14 30:24 59:21 63:3 81:25

quickly 61:20 85:24

Quiet 33:5

quoting 61:10

R

R&d 4:15 8:19 11:7 22:6,11 24:13,24 25:11 27:5 49:9 56:3 58:14 59:6,8,10,13,17 60:5 67:16 68:2 71:24 72:10, 13 73:1 77:6 84:1

radius 6:1

Railroad 33:5

raise 68:25

raised 41:15,24 42:2 53:4,9

raising 41:19
range 25:18 36:7 39:9 72:23,24
ranking 31:12
rasing 40:25
rate 32:15 52:11 83:9
rates 68:1,8,12 83:14, 15,23
rationale 82:5
Ravenswood 4:8,9 5:3 8:8,12,14,25 10:17 17:13,14 21:24 24:3,6 26:10 27:10,12,15 29:9 30:1,3 39:5 43:3 46:13 64:16
re-envision 10:13 11:7
read 45:1,3 60:19
readers 73:19
reading 58:16
ready 44:20 47:2
real 8:11 10:11 15:4 30:24
real-life 69:12
realistically 67:19
reality 20:1 48:12 69:10
realize 72:2 81:23
realized 43:11
reasonable 35:12 36:7 39:9
reasons 22:22
Rec 32:7
receive 34:11 70:17 81:11
received 6:2 40:18 41:4 53:5 81:24 88:19, 22
receiving 41:7
recent 12:24 17:4 28:17
recently 50:21
recognize 79:3 88:12
recognizes 10:21
recommend 79:11
recommendation 19:7 80:20
recommended 7:15 80:24
recommending 9:16
recreation 5:15 22:5 24:22 25:21 85:13
redevelop 18:3,4
redevelopment 4:13 11:20
reduce 29:20 36:6,12 37:23,25 38:2,23,24 39:14,18,23 52:15 73:4 82:5 88:7,11
reduced 48:1
reduced-parking 82:4 87:20 88:4
reducing 29:14 40:5
reduction 31:6 32:23
reductions 56:15
refer 59:24
reference 67:24
referenced 73:17
referred 4:10 34:14 35:24
referring 68:3 70:1 82:12
reflecting 54:3
refresh 54:10 55:12
regard 41:11 51:24
region 48:9
regional 55:19,20,21
regular 75:1
regulations 49:17
regulatory 36:25
rejected 39:19 49:11 82:4
related 5:6 6:15 9:2 11:2 37:4 57:24 65:20 66:21 81:6 86:17
relates 4:8 28:10 54:17 63:23 87:22
relative 62:1
release 35:24 49:22
released 40:20
reliant 68:17
rely 68:19
relying 85:12
remain 11:21
remind 54:3,6 56:7 59:20
reminder 34:16 41:18 53:16
remiss 82:3
removal 31:2 32:22
removing 30:11
renderings 63:6
Rennie 44:14,22 64:14
repair 25:18 32:14
replace 8:18 22:11
replacing 13:10,11 30:12,15
report 4:6 9:6 33:16 57:21 58:10 60:2,3,10 77:14,17 80:4,5,17 84:17 86:5,8
reporter 66:24
reports 15:9
represent 63:9
represented 82:17,18
representing 6:21
repurposed 22:10
request 59:22 75:22
requested 19:21
requests 85:15
require 55:15 66:13
required 19:22 35:21 36:18 39:22 57:7,8 87:12
requirement 88:12
requirements 74:5
requires 50:11 74:10 80:7
research 4:15 11:2,3, 12 21:2 22:17 50:2
reservoir 5:5 33:1 74:10
resident 49:5 51:6,14 54:17 55:9,22
residential 4:14 5:1,4 8:18,25 21:8,10,17,18 22:6 23:9,14,19 24:3, 21,23 27:12,13,25 29:8 37:9 50:10 55:4 79:9 87:11
residents 10:9 52:14 55:11 56:15 76:20 79:6
resources 5:11,12,16, 22 37:5 38:15 39:2,24
respect 40:16
respectful 14:9
respecting 13:17 31:18
respects 21:14
respond 9:14 34:18 49:21 70:18,21 71:11
response 49:18 66:25 70:21,22,24 71:11 88:5
responses 40:17
responsibility 11:1,6 12:1
responsible 30:20
responsive 13:18
restaurant 4:16
restaurants 32:21
Restrictive 4:18
result 35:15 37:15 48:9 69:20 73:3
retail 4:16
retain 8:20
retained 8:21

retention 4:23
retired 49:6
review 9:13 18:22 34:5 35:23 36:1 40:17,19 57:1 58:2
reviewed 75:17
revisit 69:15 71:18
rezoning 18:15 85:18
RHNA 28:13,15
right-hand 21:9
right-of-way 8:9
right-size 43:11
right-sized 43:6
rights 17:16,17,22,23
Ringwood 26:11 46:15
Ringwood/coleman 45:14
risk 49:10 50:6
road 4:9 26:20 45:18,21 80:21,24
roads 26:13,21 45:8
roadway 78:12 80:2,11
roadways 78:11
rooftop 50:14
room 85:4
rooms 50:13
rough 41:14
roughly 6:11 60:6
route 80:13 83:25
row 22:12
run 32:7
rush 77:9

S

safe 26:21 30:5 45:23, 24
safely 26:10
safety 28:22 29:21
sake 57:20 68:9
San 55:20
Sandmeier 6:10 7:8, 11,12 56:12,20 57:25 65:13 66:11,17 72:8,19 73:7 74:17 75:5 76:21 88:22
sat 12:1
save 22:23
scale 13:4 21:14,19 23:16,17 32:10 75:8
scales 75:24
scenario 58:12,14 59:10,11 60:4,5,7,12 68:2,23 72:15,16,21 73:2,18 82:20
scenarios 58:10 67:16 71:24 72:4,19
schedule 18:20 65:6
scheduled 65:8 66:6
scheduling 67:3
scheme 31:20 79:12
Schindler 4:5 5:24 6:9 7:12 9:23 10:2,6 15:17 20:6 30:23 31:1 33:8,14 41:8,17,25 42:6,8,21,24 44:12 46:20 47:7 48:20 50:24 51:10 53:2,3,6, 10,12,22 57:16 63:1 64:5 65:1,3 67:9 70:7 78:23,24 81:19,23 84:6 87:18 88:16,25
school 28:24 29:3,21, 22 30:8 43:21 68:16
schools 43:21 50:9
Science 43:2 83:24
scientist 49:6
Scientists 17:12
scope 57:21 60:17 61:21 63:22 66:12 79:15
scoping 16:17
seconds 15:6 51:14 53:7
section 8:12 36:24 37:3 73:16 74:2 85:13, 19,22
sections 22:21 85:9
seeking 18:13 19:4 88:19
seemingly 58:17
selected 10:11 40:10
selling 43:14
semi-qualitative 62:4
semi-quantitative 62:4
Seminary 80:21,22,25
send 45:17
senior 33:23
sense 32:9 43:16 78:20
sensitive 14:18
separate 8:1 73:8 80:6 81:1
series 16:16 21:2,14 25:12,13,16 32:2
serve 29:23
service 5:17 30:18 57:2 80:3
services 5:15 44:3 51:18,22 68:16 85:13
serving 33:21,22
session 6:16 7:4,22 8:4 9:8 16:17 58:4 63:19 64:2 66:20 67:5 70:9 81:9 82:13 87:22
sessions 16:8
set 54:6
setting 36:5
settings 36:25
shapes 22:23
share 48:11
shared 86:4
sharers 15:4
sheer 58:18
shop 32:15
shopping 55:6
shops 25:18
shortage 48:10,16
show 23:20 25:10 32:8
showing 8:6 19:13 24:19 32:8
shown 8:13,20 34:24 36:18 38:16,19,23 39:2, 21 40:12 41:3
shows 8:10,16 20:14 22:1 34:21 60:3 68:1
side 10:21 13:6 21:9,12 22:1 26:7,8 30:2 51:21 79:23 82:13 86:7
sides 29:18,19
sidewalks 45:25
significance 37:11 54:13 56:8 69:1 73:20 79:4
significant 5:18 35:10, 11 37:19,20,22 38:4,7, 11,24 39:1,12,15,18,23 40:5 54:2 56:6 69:2 79:5,16 84:7,19
significantly 6:15 16:12 18:5
Silin 59:21 67:10,11 69:6 70:1 71:21 73:22 74:24 76:7,24 78:20 86:1,2
Silverstein 57:17,18 58:5 59:25 61:20 62:24 63:2 64:3,6 77:1 78:25 79:1 82:12 87:18,19
similar 21:1 40:3,10 71:23
similarly 55:4 78:1
site 4:17 8:16,22,25 10:17,19 11:16 12:8,15 13:2,3 19:13 20:13,14, 18,19,20 21:1,3,8,23 22:3,9,19,20,24 23:1,2, 7,21,23 24:10 25:3,4, 14,25 26:8,9,12,19 27:25 30:15 37:7,8 39:4

40:13 49:24 71:3 80:22 81:9 87:5

situation 43:25

situations 64:19

size 31:11

slide 9:5 10:24 11:23 13:19 14:25 15:19 18:12 19:2 20:16 21:5 22:18 24:1,7,17 25:2,9 26:23 27:9,11,16,21 28:9,21 30:9 31:7,17, 22,23 33:18 34:2,9,21, 24 35:3,6,22 36:2,15,18 37:2,17 38:6,14,25 39:1,8,25 40:1,2,11,15, 23,24 41:4

slides 15:3 38:7

slight 88:14

slightly 59:10,17

slightly-altered 40:13

slow 79:12 81:2

smaller 23:17 28:1 43:12

soils 5:12

solicit 13:23

solution 11:10

sooner 66:4,5

sort 17:23 62:20 69:8

sounds 15:15 86:4

source 51:25 71:3

sources 71:1,8

space 4:22,24 14:14 31:24 32:2 52:16 82:21

spaces 25:12 45:3

speak 6:20 7:5 16:5 41:18 42:15 43:7 44:15 46:23 47:4 49:1 51:2 57:23 70:24

speaker 41:1 42:9,13 44:13 46:21 48:21 51:1 52:7,9

special 10:22

species 31:11

specific 55:24 57:6,9 63:2 67:14 70:11

specifically 6:19 34:12 45:21 58:23 60:23 61:5 64:7 77:6 79:8 87:22

specimens 31:16

speculation 66:5

speculative 62:7,18,22

sponsor 83:11,13,23

sports 32:8,24

spots 77:11

spread 16:19 18:6 59:15

spring 15:21

Springline 56:24

square 4:22,23,25 8:19 47:15,16 58:17 69:19 82:22,24 83:3,10,24 84:1

SRI 4:14 8:7,14,17 10:11,25 11:7,10,16 12:1 13:22 17:16 43:8, 16 44:2 47:25 49:15 50:6

SRI's 4:24 8:22 49:25

stacks 50:14

staff 6:13,18 7:16,23 9:13 10:1,9 20:7 33:14 34:17 44:24 56:11 65:5 66:18 70:7,15 71:6,8 74:6 79:19,22 80:5 81:3,11 84:11,23 86:5,7 88:18

stage 18:25 86:12

stalls 17:18

standard 42:9

standardized 84:16 85:1

standpoint 31:6 73:8

star 41:20

start 20:10 21:19 22:21 23:6,7,12 24:5,13 27:2, 4,19 42:18 47:3 79:21, 22 85:10

started 15:21 16:4 35:23

starting 12:20 23:7 63:13

starts 23:20 24:2 25:10 27:18,25 28:2

stat 28:16

state 49:16 50:18 84:16

stated 38:1 48:7 50:16 54:7 82:19

statement 66:22 88:9

states 49:9 74:2 88:4

stay 11:17,19 12:7 19:25

steer 72:6

step 21:19,24 23:16 34:20 63:19 66:18 70:14

steps 34:6 40:16

stop 81:3

storage 9:1

stored 50:19

stories 14:23 21:19,20, 24,25 23:17 28:1

strategies 82:11

strategy 52:8

street 8:8 20:20 27:23 29:19 30:6 79:12

streets 79:9,13 81:2

strive 16:24

structure 6:11 76:6

structured 84:17

students 28:24

studied 32:25 72:9 82:13

studies 19:18 71:5

studies' 56:14

STUDIOS 20:8

study 6:16 7:4,22 8:4 9:8 16:8,10,14,17,20 58:3 60:19,20 63:19 64:2 66:20 67:5 70:8 81:9 82:13,20 83:20 87:21

studying 73:1

stuff 75:13

submit 34:8 41:2 57:7

submittal 16:7,11,16 17:3

submitted 18:16 53:11

submitting 41:1

subsequent 60:12 69:23 85:23

substantial 15:25 47:20

substantially 35:11 39:12

substantive 9:14 34:18

suburb 61:3

successfully 37:25

sufficient 71:22

summarize 38:7

summarized 39:24

summarizes 39:1

summary 31:25

summer 16:9 75:12

supply 50:12

support 41:9 43:8 44:8 51:15 84:10

supported 52:11

supporting 52:18,21 81:17

supportive 43:17 52:23

surface 21:4

surprised 77:2

surprises 54:1

surrounding 26:5 45:6

surveys 14:2

sustainability 13:9 30:10

sustainable 11:8

swap 15:13

switch 15:4

system 50:12

systems 5:17

T

table 67:24 68:13 83:7, 22 87:24

tables 56:1

taking 18:10 44:25 77:17

talk 20:3,12 22:4,20 24:2 28:4 87:21

talked 25:18 28:10

talking 46:3 64:14 69:17 70:9 85:10

talks 86:8

tall 50:13

taller 27:13

TDM 57:5,6 86:11 87:10,25

team 9:22,24 34:18,25 71:9 73:7 76:23 85:6 88:18

technical 79:23

technology 47:14

tenants 49:16 67:23 68:5

terminates 24:20,21

terms 6:11 14:5,6,7,8, 15 30:10 31:12 32:5,15 51:16 59:25 69:22 71:2 73:23 74:7 76:4 80:3,9, 16

terraces 27:6

territory 62:8

test 15:14

text 88:3

themes 14:13

theoretical 63:9

thing 12:19 14:3 22:19 28:23,25 43:23 44:1 48:13 52:8 66:1 72:2

things 13:13,16,17 18:14 19:10,18 21:6 29:7 46:11 55:18 67:21 69:13,15 74:1 82:13 84:11,17,18 85:14

thinking 16:23 21:13, 22 23:20 26:13,18 49:19 61:4,23 64:16

thinks 24:21

third-party 32:11

thought 14:22 25:24 29:24 31:15

thousand 14:2

three-minute 42:9

three-plus 13:23

threshold 54:8,15 55:13,16 73:21 79:4

thresholds 88:13

thrust 71:19

TIA 55:15 80:17 81:15, 17

time 6:25 10:4 12:4 15:25 41:6,11,16 43:10 44:3,25 46:16,19 47:25 53:4,9 56:13 63:13 65:8 66:2 70:10 71:25 78:7, 22

timeline 19:3 65:21

times 45:8,22 56:5 64:8

today 13:15 20:19 21:4 24:9 43:12 56:5 60:19 69:8

told 16:9

tonight 9:11 19:11 33:15 40:25 43:7 85:23 88:19

tonight's 34:4,10

top 48:9

topic 5:20 36:23 48:6 72:21 73:16,20 81:9

topics 36:17,21 68:17, 18,19

total 50:15 60:4,5

totaling 12:25

totally 58:5 67:7

touched 31:8

town 12:11 13:6 21:15 22:3 23:15 28:1 29:3

toxins 49:13

track 19:6,25

traffic 14:7 26:10,20 29:20 45:5,17 64:22 75:14 78:10,11,13,18 79:7,12 80:9,11,14,21 85:12 86:3

traffic-calming 80:16, 25 81:2

training 49:21

transcribe 66:24

transit 14:14 32:14 33:5 56:19

transit-priority 37:8

transition 43:5

translates 87:7

transportation 5:16 33:25 51:19,22 52:3 53:23,25 54:2,12 58:21 71:4 78:17 80:4 81:17 86:20

transportations 64:21

travel 88:5

traveled 54:14,16 55:5 57:4 87:9

tree 31:8,10 63:9

trees 22:24,25 23:2,8, 11 24:5,9,11 63:4,11

trends 83:13,17

tribal 5:16

trip 52:7 60:10 76:25 77:13 86:7,10,16

trip-generation 56:1

trips 29:15 56:2 57:19 58:7,9,11,13,15,19 59:2,6,8,18 60:11 71:2, 3 77:3,6,17 87:25

trouble 15:10

true 22:16

turn 9:22 20:2 23:11 27:17 71:13 85:24

turning 29:9

turns 69:10 70:2

type 50:15 78:19

types 76:2

typical 31:4 75:6,23

typically 86:12

typically-used 68:8

U

ultimately 16:20

umbrage 88:14

un-biased 6:7

un-mute 42:20 44:19 47:2

unavoidable 5:18 38:5,8,11 39:2,15,18,23

underestimate 68:22, 24

underground 9:1

understand 47:21 69:11

understanding 54:10 65:9

understated 47:11

understating 47:18

understood 71:20

unfolds 75:2

uninterrupted 75:11

units 5:1,4 8:18 9:1

12:25 14:22 16:4,7,10, 12,20,21 18:7,10 19:14 28:12,13,15 32:12 48:8, 14 50:20

unreasonable 52:6 60:24

updated 57:5

upgrades 20:24 21:3

utilities 5:16

utility 13:12 30:15

utilizing 73:3

V

valid 67:4 70:12

valuable 85:21

values 46:10

variant 5:2,10,19 7:24 8:15,23 34:24 35:1,5, 16,18,20 36:9,11,14,21, 22 37:16 38:10,12,17, 21 39:4,7 40:4,7,12,14, 21

variant's 40:5

variety 52:22 68:7

vehicle 31:4 54:14 55:5 57:3 87:9

vehicles' 54:16

vehicular 37:10

venerable 11:3

version 15:4 18:10

versus 61:8 63:13 71:24

very-limited 84:22

viable 20:25

vibration 5:21 38:13 39:16

vice 33:24 65:2,3,18 66:15 67:6,7,9

Village 83:19

Viramontes 6:23 33:13,19 54:20 61:9 62:3 63:14 67:24 69:17 70:5 72:20 73:14 83:2, 21 87:14

virtually 33:21,23 40:25

visible 23:3 24:9

visualizations 26:25

VMT 54:19 55:1,2,4,9, 21 56:14 57:3 79:4,16 80:1 81:15 88:7,11,13

volume 78:3

vote 53:18

voting 72:1

W

walk 20:19 23:6

walked 32:3

walking 52:13

walks 61:15

walkthrough 31:24

wanted 5:25 10:20 12:2,19,22 14:19,21 15:24 16:5 18:16,25 22:19 28:6,23 45:2 67:16 76:11 79:19 81:3 87:19

water 5:5,14 9:1 33:1 74:9

ways 26:3 35:11 54:13 86:8

weave 21:13 25:14 26:2

week 19:5 44:5

well-liked 17:8

whatsoever 29:13 79:18

whichever 72:6

wide 28:19

widen 30:4

wider 24:15

wiggle 85:3

wildfire 37:6

Willow 45:20,21 80:24 83:19

Willows 44:23 45:6,9, 19

wonderful 42:25 43:23

wondering 70:7 77:15 82:21 86:10

Woodland 45:7,22

word 72:24

work 14:7,9 49:12 54:18 55:6 75:9,25 77:7 82:10 85:7

worked 12:6 13:23 14:4 19:18 31:13,19

worker 47:14,15,16 58:9,11 82:22

workers 48:2 59:14,16

working 10:3 13:21 44:4,6

works 69:7

world 61:23 62:19

worst 82:20,25

woven 26:19

wrapped 80:4

written 41:2

Y

year 13:20 16:11 18:20 19:9 25:8 65:9 66:8

years 10:12,14,16 11:1 13:22,23 43:15 44:2 63:10

yield 46:19

Z

Zhou 33:24 54:21,24 55:14 58:24 77:19 79:19,24 81:14 87:17

Zone 33:5

zoned 4:17

zoning 9:10 48:4 85:17

zoom 22:21 25:10 41:1, 19

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **8/12/2024**
Staff Report Number: **24-032-PC**

Consent Calendar: **Consider and adopt a resolution to approve exterior lighting associated with the artwork installation on the façade of the citizenM hotel at 2 Meta Way in the O (Office) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving the proposed artwork lighting for the citizenM hotel at 2 Meta Way on the Meta West Campus. Condition 15.2.1 of the conditional development permit (CDP) requires Planning Commission review for the lighting, size, and location of the artwork. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

The Planning Commission should consider whether the exterior lighting design of the proposed artwork is consistent with the previous architectural control approvals for the citizenM hotel and the most recent Amended and Restated CDP for the Meta Campus Expansion Project, and whether the proposed lighting design is appropriate for the hotel. The Planning Commission's review is limited to the artwork lighting design on the hotel building, and not the artwork size or location. The Planning Commission approved those aspects of the project at the June 5, 2023 Planning Commission meeting. This review request is specific to the requirements of condition 15.2.1 of the project CDP, as described in the Analysis section of this report.

Background

Site location

The citizenM hotel, currently in operation, is located on the Meta West Campus, which includes Meta Buildings 20, 21, 22, and 23, along with the hotel. The hotel's location at 2 Meta Way is in the northwestern corner of the campus (at the intersection of Constitution Drive/Meta Way and Chilco Street). More broadly, the Meta West Campus extends along the southern side of Bayfront Expressway, between Chilco Street to the west and south and Willow Road to the east. Bayfront Expressway is located to the north of the project site. A location map identifying the entire Meta West Campus is included as Attachment B.

To the west of the hotel and across Chilco Street are commercial and industrial uses within the O (Office) zoning district, including the Meta-occupied buildings at 180-200 and 220 Jefferson Drive (known as the Chilco Campus). That site also includes the Meta Chilco Campus Transit Center, which provides shuttle services for Meta employees. Meta Building 22 and a parking structure are located to the east of the hotel, along with Meta Park to the southeast, which is a privately-owned open space available to the public.

Directly to the south is Meta Building 23 and further south, across the Dumbarton Rail Corridor, are the Menlo Park Community Campus, Beechwood School, Menlo Park Fire Protection District Station 77, and single-family residences in the R-1-U (Single Family Urban Residential) zoning district. A detailed map showing these locations is included as Attachment C.

Project history

The following is a summary of the project timeline for the Meta West Campus. The project plans and the applicant's project description letter are included as Exhibits A and B within Attachment A, respectively.

- In March 2015, an application was submitted for the comprehensive redevelopment of the former TE Connectivity Campus (301-309 Constitution Drive), with two new office buildings and a new hotel, known as the Facebook (now Meta) Campus Expansion Project.
- In Nov. 2016, the City Council approved the project and certified the environmental impact report (EIR) for the Meta Campus Expansion Project. The approved project included two new office buildings (Buildings 21 and 22) encompassing approximately 962,400 square feet and a 200-room limited-service hotel.
- On Nov. 7, 2017, the City Council approved the CDP and development agreement (DA) amendments for Building 22 and the associated modifications to the site plan and project timing.
- On Feb. 11, 2020, the City Council approved modifications to the CDP to make architectural modifications, increase the room count by 40 rooms, and reduce the required number of parking spaces for the hotel.
- On April 11, 2022, the Planning Commission approved major modifications for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation.
- On May 15, 2023, the Planning Commission approved a sign review for the hotel to install two new wall-mounted signs and one freestanding monument sign that would feature bright colors (specifically red), as well as lettering greater than 24 inches in size for the two wall-mounted signs.
- On June 5, 2023, the Planning Commission conditionally approved the proposed artwork size and location for the hotel. During its review of the artwork location, size, and lighting the City received written comments and oral comments from organizations raising concerns about the impacts of the exterior lighting on wildlife in the vicinity. These commenters included representatives of Sierra Club – Loma Prieta Chapter, Sequoia Audubon Society, and Citizens Committee to Complete the Refuge (CCCR). The Planning Commission modified condition 2.d to require the applicant to either remove lighting fixtures from the artwork or provide a separate application for the artwork lighting, documenting outreach efforts made to address public comments at the meeting. Since that meeting, the hotel opened for business and the exterior artwork was installed (without illumination), but the hotel has not completed final inspection. The applicant team is anticipating final inspection by fall 2024.

The CDP is included in Attachment D. A hyperlink to the June 5, 2024 Planning Commission staff report is available as Attachment E, and a hyperlink to the minutes for that meeting is available as Attachment F.

Analysis

Project description

The applicant installed the approved artwork on a northwest-facing façade of the hotel building, adjacent to an exterior red staircase, and visible primarily from Chilco Street. The artwork is generally located near the

intersection of Chilco Street and Meta Way, and it is also visible for eastbound traffic along Bayfront Expressway, when looking to the southeast. The artwork would be visible upon entry to the site on Meta Way as well. The illumination proposed for the artwork would incorporate a series of horizontal strip lighting fixtures directly above and beneath the artwork, positioned at an angle to face the artwork and provide downlighting and uplighting in a manner that would avoid the potential for light spillover.

In the project description letter, the applicant has also included correspondence from the lighting designer, which outlines detailed specifications for the lighting fixtures, their operational information and timing, and the illumination levels, concluding that a minimal amount of illumination would extend beyond the artwork itself.

Section 15.2 of the CDP provides a regulatory framework for the artwork proposed for the hotel building. In particular, subsection 15.2.1 requires the applicant to identify the location, size, lighting, and specific design of the artwork, and the regulation also states that the Planning Commission is responsible for the review of the size, location, lighting, and any other design specifications related to the artwork. All details for the artwork, apart from the lighting, were approved by the Planning Commission at the June 5, 2023 Planning Commission meeting.

Since the June 2023 meeting, the applicant team had two meetings with representatives from Friends of Bayfront Park, CCCR, and Sequoia Audubon Society to discuss the specific lighting concerns. In these meetings, the applicant received feedback and incorporated it into a series of lighting design revisions. Specifically, the applicant states in the project description letter that they will add matte overlaminate on the artwork itself, include vertical louvers on the fixture bulbs, and program an automatic lighting system that would be timed to operate from 30 minutes before dusk to midnight. In addition to these actions, the applicant is also providing additional dimming for the lower fixtures and an overall incremental dimming of all fixtures from 10 p.m. to the midnight shut-off time. Conditions 2.a, 2.b, and 2.c would ensure that these details are complied with prior to final inspection. The proposed lighting would be highly concentrated on the artwork, based on the shape and positioning of the light fixtures, the lighting would be further limited by the louvered elements of the fixtures, and the dimming feature would greatly reduce the potential impacts of the evening lighting. In addition, all properties surrounding the property are zoned as O (Office), and the nearest residentially zoned property is approximately 1,100 feet from the subject property, and is obscured by multiple buildings, trees, and other landscape features, limiting the visibility of the illuminated artwork from nearby residences.

In addition, the lighting proposed for the artwork is also subject to the Mitigation, Monitoring, and Reporting Program (MMRP) from the certified EIR for the Meta Campus Expansion Project. As shown below in Table 1, there are two relevant mitigation measures from the MMRP that relate to the proposed artwork lighting, and the proposed project would be compliant with both.

Table 1: Mitigation, Monitoring, and Reporting Program (MMRP) consistency

Mitigation measure	Requirement	Compliant or non-compliant	Disposition
AES-3.1	Design lighting to meet minimum safety and security standards	Compliant	The light fixtures are proposed to be angled toward the building, and fitted with a light louver on both the upper and lower fixtures to ensure appropriate safety standards are met, by further reducing the potential for glare or light spillover from spreading beyond the artwork and hotel.

BIO-3.2	Implement Bird-Safe Design Standards into lighting design	Compliant	The light fixtures are proposed to be specifically angled, and fitted with a light louver on both the upper and lower fixtures to minimize glare and limit light spillover. The applicant also proposes an incremental reduction from 10:00 p.m. until shutting off at midnight.

Staff believes that the applicant has worked in good faith with the concerned parties about the potential lighting impacts to identify an appropriate lighting system for the artwork, and that the proposed lighting would result in an effective illumination of the artwork without creating light spillover or additional visual or safety impacts. Further the proposed lighting would comply with the MMRP from the certified EIR for the Campus Expansion Project.

Correspondence

As of the writing of this report, staff has not received any correspondence.

Conclusion

Staff believes that the proposed artwork lighting would be appropriately positioned and sized, and the lighting would limit visual and safety impacts in relation to potential light spillover, as the light fixtures would be positioned directly above and below the artwork. In addition, the applicant has satisfied the aforementioned Planning Commission condition of approval by completing outreach to address concerns raised during the June 5, 2023 Planning Commission meeting. The proposed lighting design would limit the potential for light spillover impacts. Staff recommends that the Planning Commission approve of the artwork lighting design.

Impact on City Resources

The project sponsor is required to pay Planning, Building, and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

The environmental review process for the Meta Campus Expansion Project hotel has evolved since its initial approval in 2016. Originally approved as a 200-room hotel, the project was amended in 2020 to increase capacity to 240 rooms while reducing parking spaces. Environmental impacts of these changes were analyzed in a Second Addendum to the 2016 EIR. This addendum concluded that the revised hotel would not result in new significant impacts or increase the severity of previously identified impacts. The proposed changes, including the addition of lighting for the large-scale exterior artwork, were determined to be within the scope of the original EIR and subsequent addenda. As such, no further California Environmental Quality Act (CEQA) review was deemed necessary for the proposed modifications.

The proposed lighting would not intensify or change the mix of uses analyzed in the Second Addendum, and the same number of parking spaces would be provided. As such, no impacts previously analyzed would be affected by the proposed artwork. Therefore, none of the conditions described in CEQA Guidelines

Section 15162 have occurred and no changes are needed to the EIR or the Addenda in order to address the proposed modifications. No further CEQA review is required.

The Certified EIR, and First and Second Addenda to the Certified EIR are available on the city-maintained project page for the Campus Expansion Project (Attachment G).

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Detailed Location Map
D. Hyperlink: Resolution 6540 – Third Amended and Restated Conditional Development Permit
   https://menlopark.gov/files/sharedassets/public/community-development/documents/6540-third-amend-cdp-300-309-constitution-and-1-facebook-for-hotel-citizenm_202012141212203349.pdf
E. Hyperlink: June 5, 2023 Planning Commission staff report:
   https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2023-meetings/agendas/20230605-planning-commission-agenda-packet.pdf#page=23
F. Hyperlink: June 5, 2023 Planning Commission minutes:
   https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2023-meetings/minutes/20230605-pc-approved-minutes.pdf
G. Hyperlink: Meta Campus Expansion Project page
   https://menlopark.gov/Government/Departments/Community-Development/Projects/Under-construction/Facebook-Campus-Expansion

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-0XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING THE ARTWORK LIGHTING DESIGN AT THE CITIZENM HOTEL AT 2 META WAY

WHEREAS, the City of Menlo Park ("City") received an application requesting the review of lighting design for the proposed artwork for a hotel currently in operation and regulated by a conditional development permit (collectively, the "Project") from Christopher Baxter ("Applicant") and MPK Menlo Park Properties LLC ("Owner"), located at 2 Meta Way (APN 055-260-300) ("Property"). The Project artwork lighting review request is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the O-H (Office, Hotel) zoning district. The O zoning district allows a mixture of land uses with the purposes of attracting professional office uses, allowing administrative and professional office uses and other services that support light industrial and research and development sites nearby, providing opportunities for quality employment and development of emerging technology, entrepreneurship, and innovation, and facilitating the creation of a thriving business environment with goods and services that support adjacent neighborhoods as well as the employment base. In addition, Office-zoned properties with the -H designation allow hotels as a permitted use; and

WHEREAS, condition 15.2.1 of the Third Amended and Restated Conditional Development Permit ("CDP") for the Facebook (now Meta) Campus Expansion Project requires the proposed artwork lighting design to be reviewed by the Planning Commission at a public meeting; and

WHEREAS, the proposed Project complies with all applicable objective standards of the City's Zoning Ordinance; would generally be appropriately sized, located, and illuminated; is consistent with the City's General Plan goals, policies, and programs, such as Policies LU-4.2 (Hotel Location) and LU-4.5 (Business Uses and Environmental Impacts); and is consistent with the Third Amended and Restated Conditional Development Permit; and

WHEREAS, at the meeting of the Planning Commission on June 5, 2023, the Project was conditionally approved as part of a broader artwork location and design proposal, with a condition added requiring the Applicant to work with commenting organizations and members of the public to address concerns regarding the potential impacts from the artwork lighting; and

WHEREAS, the Applicant met with representatives from Friends of Bayfront Park, Citizens Committee to Complete the Refuge, and Sequoia Audubon Society to discuss the feedback involving specific lighting concerns and develop additional design features to limit potential impacts from the artwork lighting; and

WHEREAS, the Applicant incorporated the feedback provided from the organizations and members of the public into the artwork lighting design revisions, specifically incorporating the addition of matte overlaminate on the artwork itself, vertical louvers on the fixture bulbs, and automatic lighting that would be timed to operate from 30 minutes before dusk to midnight; and

WHEREAS, the proposed artwork would be lit by strip lighting fixtures that would be downcast and upcast directly above and below the artwork to focus all lighting onto the artwork and limit light spillover; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require a determination regarding the Project's compliance with CEQA; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301 (Existing Facilities); and

WHEREAS, the Project is also consistent with the Certified EIR, First, Second, and Third Addenda to the Certified EIR for the Meta Campus Expansion Project; and

WHEREAS**,** all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 12, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record, including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the proposed Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Artwork Lighting Design Findings. The Planning Commission of the City of Menlo Park does hereby make the following Finding:

The approval of an artwork lighting review permit to install lighting for an artwork installation on the northwest building elevation, for a hotel currently in operation, is granted based on the following finding:

1. The proposed artwork lighting adequately addresses Condition 15.2.1 of the Third Amended and Restated CDP for the Meta Campus Expansion Project, which requires Planning Commission review to ensure appropriate sizing, positioning, and lighting for the proposed artwork. The artwork would be located on the façade of the building adjacent to an exterior stairwell. The proposed lighting would be directed onto the surface of the artwork to limit light spillover and would not result in additional visual or safety impacts.
2. The proposed artwork lighting is in compliance with the certified EIR, and First, Second, and Third Addenda to the certified EIR for the for the Meta Campus Expansion Project and would be subject to the Mitigation, Monitoring, and Reporting Program (MMRP) from the certified EIR.

Section 3. Artwork Lighting Review Approval. The Planning Commission approves the artwork lighting design parameters, which are depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The artwork lighting review is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities).

B. The Project is consistent with the Certified EIR, and First, Second, and Third Addenda to the Certified EIR for the Meta Campus Expansion Project.

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the proposed Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 12, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of August, 2024.

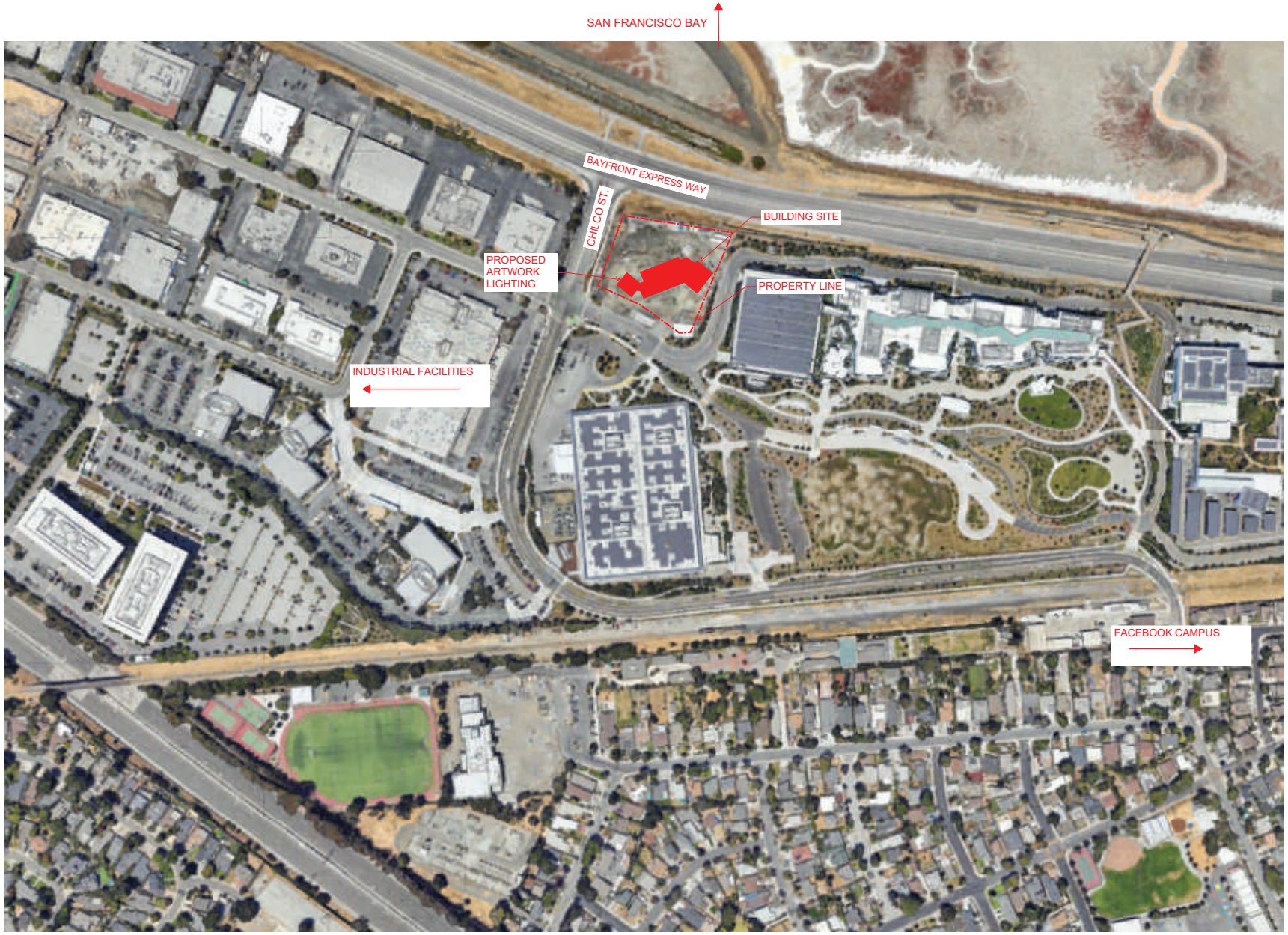
PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

EXHIBIT A



citizen M hotels

Baskervill

NOT FOR CONSTRUCTION

2.200104.0

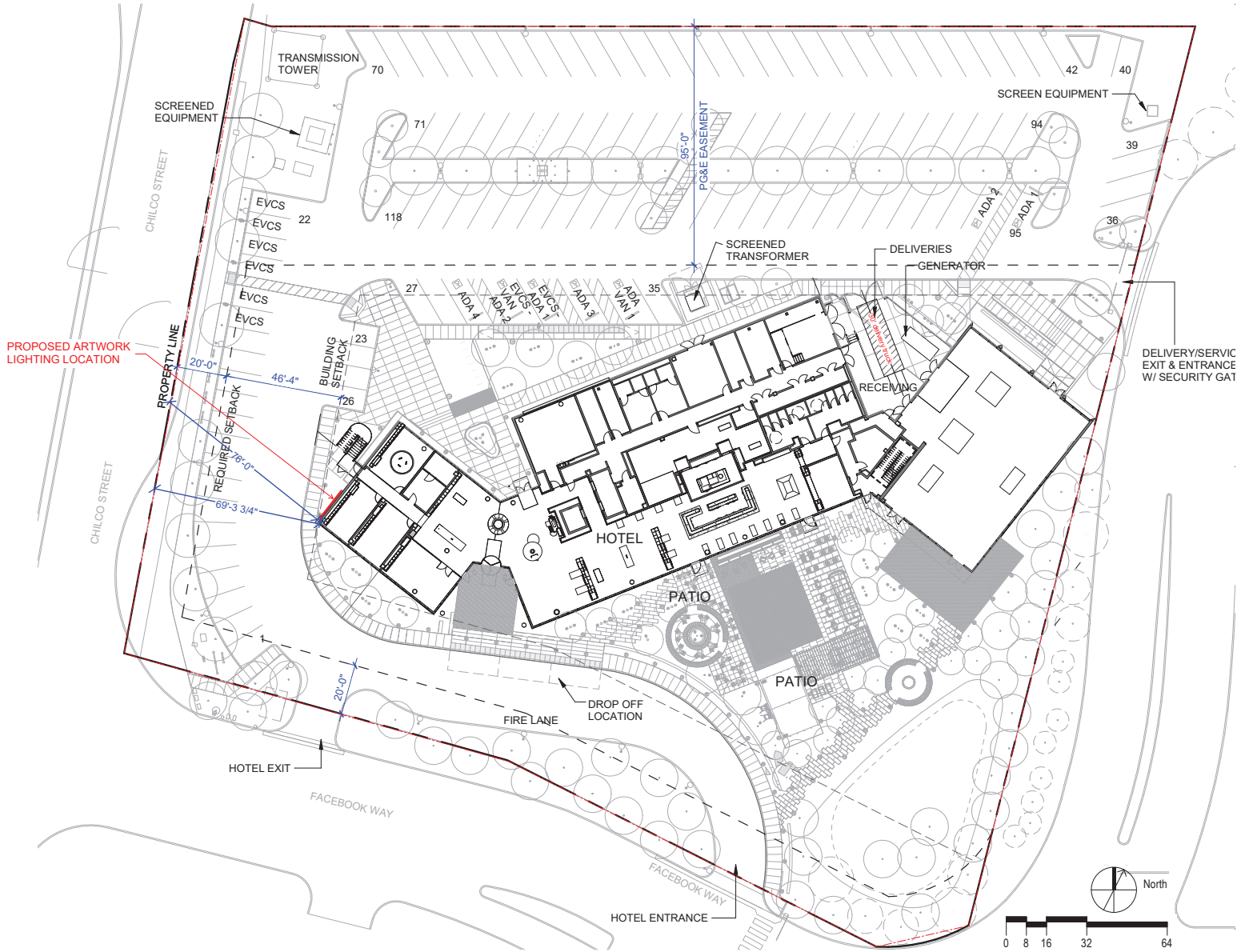
citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

ISSUE
A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

North

AREA PLAN
PAGE 01

TEMPLATE SCALE
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1 **SITE PLAN**
SCALE 1/16" = 1'-0"

citizen hotels

Baskervill

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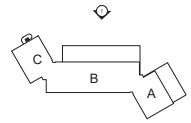
citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

ISSUE
A 04/19/2024-
ARTWORK LIGHTING
SUBMITTAL

SITE PLAN
PAGE 02

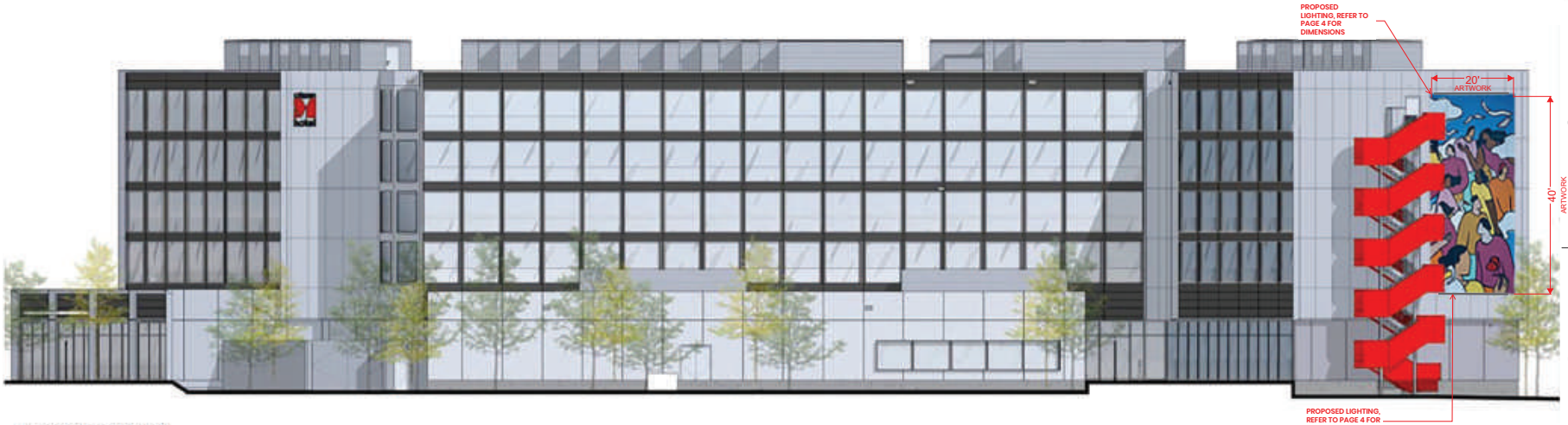
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KEY PLAN



citizen M hotels

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1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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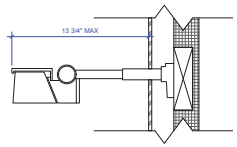
PROJECT NUMBER
2.200104.0

citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

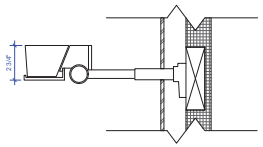
ISSUE
A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

COLOR EXTERIOR ELEVATIONS
PAGE 03

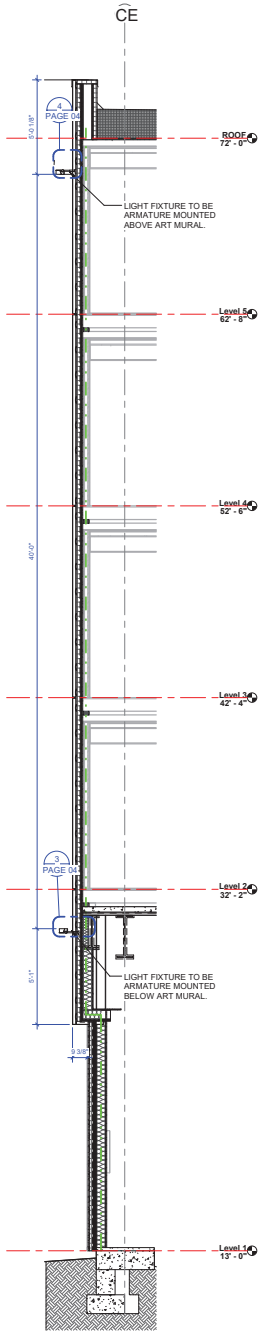
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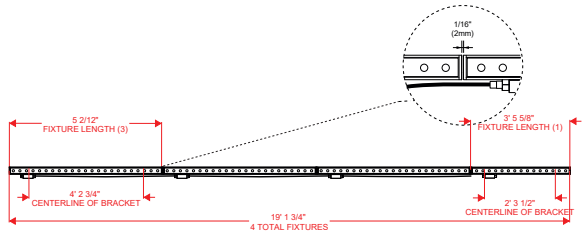
4 DETAIL - ART LIGHT SECTION
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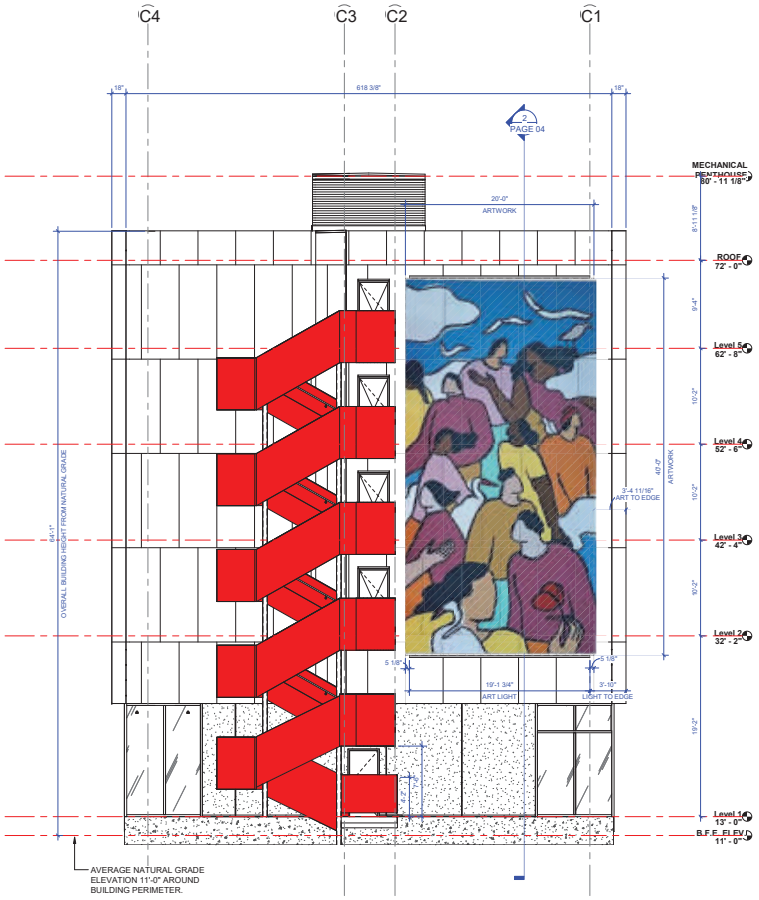
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SCALE: 3" = 1'-0"



2 SECTION - ART LIGHTING
SCALE: 3/8" = 1'-0"



5 DETAIL - ART LIGHT



1 SECTOR C - NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

citizen M hotels

Baskervill

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NOT FOR CONSTRUCTION

[redacted]

2.200104.0

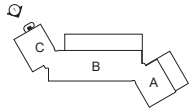
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ISSUE
A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

DETAILED ELEVATION
PAGE 04

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KEY PLAN



citizen hotels

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1 EAST ELEVATION - PEDESTRIAN PERSPECTIVE

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PROJECT NUMBER
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ISSUE
A 04/19/2024-
ARTWORK LIGHTING
SUBMITTAL

EAST RENDERING
PAGE 05

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Product & Instruction Bulletin 891

Revision B, April 2016 (Replaces Rev A, Oct '15)

For HP Latex 3500 Printers

Quick Links
3M Graphics Warranties
Technical Information Selector
Safety Data Sheets (SDS)
3M Color Profile
Videos
Some of these links lead to web-based resources that are not product-specific.

Product Description

- Latex-based inks
- Available colors include Cyan, Magenta, Yellow, Black, Light Cyan, and Light Magenta

Product Features

- Designed for printing on inkjet-compatible 3M films and media for making warranted multicolor graphics
- Durable
- Excellent color vibrancy

Disclaimer

With the exception of 3M branded products, 3M does not represent that any printer or printer accessory recommended in 3M literature will meet customer requirements, any federal, state, or local regulations or any applicable safety standards. Such determination is the responsibility of the printer owner.

Product Line

Ink

Container size: 10 liter

Cleaning Solvent

Use compatible cleaning solvents as recommended in the printer's user manual.

Recommended Compatible Products

3M Compatible Products for 3M™ MCS™ Warranty

- Many 2-mil and 4-mil graphic films, reflective films, flexible substrates and graphic protection methods are warranted for finished graphics using this ink.
- For the most current listing of 3M compatible products, go to the Warranty Matrices at www.3Mgraphics.com/warranties
- See the 3M Graphics Warranty Bulletin for information on reduced warranties for different exposures.

3M Intermediate Graphic Materials

This ink may be used with 3M's Intermediate Product line for low cost graphics that do not need a graphics warranty. Refer to the Inkjet Materials and Solid Color Films Brochure at 3Mgraphics.com to see the 3M Intermediate Product Portfolio.

Other Graphic Materials

This ink series also may perform satisfactorily on many other 3M and non-3M graphics materials, but would not warranted by 3M.

Always run a test print to be certain that the finished graphic quality meets your needs. Also check adhesion and scratch resistance of any graphic protection used. Contact the printer manufacturer and material manufacturer for guidance.

Certificate of 3M™ MCS™ Warranty

Graphic manufacturers who produce digitally printed graphics made with all 3M Graphics Products, including 3M Ink purchased through a qualified 3M Distributor or 3M Printing Partner, may register to be recognized with a Certificate of 3M™ MCS™ Warranty. Only graphic manufacturers having a current Certificate of 3M™ MCS™ Warranty are eligible to extend this warranty to their customers.

NOTE: For non-digitally printed Finished Graphics, check your eligibility for the 3M™ MCS™ Warranty by viewing the 3M Graphics Warranty Period Selector at www.3Mgraphics.com/warranties.

Warranty Information

Warranty Coverage Overview

The warranty coverage for eligible graphics is based on the user both reading and following all applicable and current 3M Graphics Product and Instruction Bulletins. The warranty period for eligible graphics is as stated in the 3M Graphics Warranties Matrices at the time that the film was purchased. Information found at 3Mgraphics.com/warranties includes:

- 3M Graphics Warranties Bulletin
  - This bulletin contains information on limitations and exceptions, and warranty period reductions for 3M Graphics Warranties. The warranty period may be reduced and stipulations may apply for certain constructions and applications, and graphic exposures as covered in this Bulletin.
- 3M Graphics Warranties Selector
  - Use this selector to search for your vertical warranty period by product number, ink type, and ink/printer platform.
- U.S. Desert Southwest Region Map
  - Use this map of hot, arid desert areas to determine if you are subject to reduced warranted durabilities.

The warranties set forth in this Bulletin are made in lieu of all other express or implied warranties, including any implied warranty of merchantability, fitness for a particular purpose, or arising out of a course of dealing, custom, or usage of trade.

3M Basic Product Warranty

3M Graphics Products are warranted to be free of defects in materials and manufacture at the time of shipment and to meet the specifications stated in its applicable 3M Graphics Product Bulletin and as further set forth in the 3M Graphics Warranties Bulletin.

Limited Remedy

The limited remedy applicable to each warranty is addressed in the 3M Graphics Warranties Bulletin found at 3MGraphics.com/warranties.

Limitation of Liability

Except to the extent prohibited by law, 3M SHALL NOT UNDER ANY CIRCUMSTANCES BE LIABLE TO PURCHASER OR USER FOR ANY DIRECT (EXCEPT FOR THE LIMITED REMEDY PROVIDED HEREIN), INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO, LABOR, NON-3M MATERIAL CHARGES, LOSS OF PROFITS, REVENUE, BUSINESS, OPPORTUNITY, OR GOODWILL) RESULTING FROM OR IN ANY WAY RELATED TO 3M'S GRAPHICS PRODUCTS, SERVICES, OR THIS BULLETIN. This limitation of liability applies regardless of the legal or equitable theory under which such losses or damages are sought.

Warranty Period Matrices

See the 3M Graphics Warranties Matrices at 3MGraphics.com/warranties, for vertical warranty period information specific to your film.

Additional Limitations

See the 3M Graphics Warranties Bulletin at 3MGraphics.com/warranties, for terms, additional limitations of your warranty, if any, information on reduced warranties for different exposures, and limitations of liability.

Support Information

- 3M products: Contact 3M Commercial Solutions Technical Support at 1-800-328-3908.
- Printer and ink support: Contact HP Technical Support at 1-800-334-5144 or www.hp.com.

Health and Safety

CAUTION

When handling any chemical products, read the manufacturers' container labels and the Safety Data Sheets (SDS) for important health, safety and environmental information. To obtain SDS sheets for 3M products go to 3M.com/SDS, or by mail or in case of an emergency, call 1-800-364-3577 or 1-651-737-6501.

When using any equipment, always follow the manufacturers' instructions for safe operation.

SDS information for HP 3M inks is available at www.hp.com/go/ecodata

Ventilation

Provide local and/or general exhaust ventilation in the print production areas to prevent a build up of ink vapors and to maintain levels below the limit for worker exposure. An experienced industrial ventilation engineer and/or a certified industrial hygienist can help evaluate your ventilation requirements and design based on your onsite process conditions.

Please refer to the printer manufacturer's literature for additional details and requirements.

Air Quality Regulations

State Volatile Organic Compound (VOC) regulations may prohibit the use of certain chemicals with VOC's in graphic arts coatings and printing operations. For example, the California South Coast Air Quality Management District prohibits use of certain solvent-based solutions without a permit and other California AQMD's prohibit use of certain solutions without a permit or regulatory exemption. Check with your State environmental authorities to determine whether use of this solution may be restricted or prohibited.

More on Environmental Health and Safety

Additional environmental, health, and safety information is available on our website at 3Mgraphics.com/sustainability.

Selecting, Preparing and Using 3M Graphic Materials

- Use the right film for the job. Each film has specific intended uses, processing conditions and durability. Always refer to the 3M Product Bulletins for each product used and to the recommended 3M Instruction Bulletins referenced in those 3M Product Bulletins for complete details. 3M Product and Instruction Bulletins can be found at www.3MGraphics.com/TechInfo.
- Condition the film, ink and graphic protection for 24 hours in the same environment as the printer before using.

Ink and Film Processing Recommendations

Refer to the printer manufacturer's instructions for setup and adjustment to achieve good image quality and to ensure proper ink and film processing.

Completely and Properly Dry Printed Film

See the test instructions below to determine if the printed film is properly dried. After winding printed film on a roll, the ink should not stick to the liner or block (change surface gloss).

To ensure proper latex ink curing, use the following recommendations:

1. **Media Presets**
   HP media presets contain all the needed settings to print on a specific media.
   Download and use media presets from the following page: www.hp.com/go/mediasolutionlocator.
2. **Environmental Conditions**
   HP media presets have been specially designed and tested for each printer-media combination. Recommended environmental conditions: 20 to 25°C (68 to 77°F), Humidity 40-60% RH
3. **Proper drying and curing performance tests**
   Tests to confirm curing performance are mainly visual. To check if a sample is properly cured, print a multi-colored test image using the correct media setting then perform the following tests:
   - **Visual Test:** Check the image immediately after printing. The sample should not be wet or sticky to the touch, or have an 'oily' feel when it emerges from the printer.
   - **Rubbing Test:** After the visual inspection, wipe the printed sample with a wet paper towel. Fully-cured ink should resist wiping. If the ink is easily removed by wet rubbing, then it is not cured.
   - **Stacking Test:** In some cases, the top surface will appear dry after printing but within a few minutes ink may migrate to the surface leaving an oily aspect. To ensure a proper curing, stack at least 12 sheets liner to printed side and let sit for one hour. After 1 hour, remove the stack and check for "oily" stains, wet surfaces or gloss changes in high ink laydown areas on each sheet. If any of these occur, then the ink is not properly cured.
4. **Improve curing**
   If a sample is not properly cured on the printer, reprint the image under a condition that allows complete curing. Common printer settings that improve curing performance are:
   - **Curing temperature**. Increase temperature in 5 degree increments until the sample is properly cured.
   - **Number of passes**. Increase the number of passes to slow down the print process. When the number of passes is increased, the time that the sample is under the curing module also increases allowing a better cure.
   - **Ink amount**. Reducing the ink amount while keeping the remaining settings unchanged helps to cure the ink.

CAUTION

Before handling any chemical products, always read the container label and the SDS.

Printer Settings

Refer to the printer manufacturer's technical literature for additional details.

IMPORTANT NOTE

Be aware that not every mode will give you acceptable graphic performance. Read and follow proper drying instructions for optimum results.

IMPORTANT NOTE

The surface temperature of the 3M graphic film liner should not exceed 221 °F (105 °C).

Managing the Amount of Ink on Film

Properly managing the total amount of ink laid down in any area on the graphic results in better image quality, less ink usage and greater throughput. It also helps ensure good film performance.

Total Ink Coverage

Total Ink Coverage: 280%

Total ink coverage is the total percentage of all ink (CMYK) used in the graphic. For example, CMYK values of 60%, 60%, 60% and 100% produces a total ink coverage of 280%. For inks, a maximum of 280% is recommended unless otherwise noted in the base film's Product Bulletin.

IMPORTANT NOTE

Depending on the software or the color printing reference books you use, total ink coverage may be called; total area coverage, total dot area, maximum CMYK, maximum ink amount, total ink limit, total printing dot.

You can achieve very good density using lower total ink coverage with little or no loss of quality. The rest of this section discusses options for managing the total ink coverage.

Controlling Total Ink Coverage

Controlling total ink coverage can be managed by the color profile of the original artwork and during the printing process.

Getting a Color Profile

A color profile typically contains the ink limits for a specific ink set, printer and media. You can use an existing color profile that is known to produce good color output with the required amount of ink limiting. Profiles may be available from the printer manufacturer, RIP software or material supplier. Visit 3M Color Profiles at 3MGraphics.com.

Some RIP software has ink limit settings that may be adjusted without changing the color profile setup. Check the literature for the RIP software being used.

Setting Total Ink Coverage in the Original Artwork

The best time to limit the total ink used is when the original artwork is created. Have the designer observe two rules while creating the artwork to greatly simplify printing.

1. Do not exceed 280% total ink coverage.
2. The graphic designer should specify the proper ICC color profile for the film, ink and printer when submitting the artwork for printing.

Operation and Maintenance Procedures

Follow all operation and maintenance procedures recommended in the printer's user manual.

Printer cleanliness is very important in the production of high quality, full color graphics. Refer to the printer manufacturer's recommendations for compatible cleaning solutions for this ink and your printer.

Graphic Installation

Please refer to the 3M Product and Instruction Bulletins at www.3MGraphics.com/TechInfo for the film and graphic protection you are using for detailed usage and graphic installation procedures.

Graphic Installer

The graphic installer needs to be aware of any special handling or application techniques for the construction. Any combination of high total ink coverages, hot ambient application temperatures and irregular application surfaces may make the application more difficult.

Some application requirements may be different due to the type of film processing. See the applicable 3M Product Bulletin for application details on each product used, as well as the recommended 3M Instruction Bulletins.

Waste Disposal

Refer to the product SDS and the printer User's Manual for details. Since regulations vary, consult applicable regulations or authorities before disposal.

Shelf Life, Storage and Shipping

Refer to the ink container label or contact HP for details.

Shelf Life

Use by the expiration date shown on the product packaging.

Shipping Finished Graphics

Refer to the base media's Product Bulletin.

Shipping Ink

Opened ink boxes and bags may no longer provide adequate protection against leaks and spills. Exercise caution when shipping opened boxes or bags to ensure prevention of spills or leaks. In the United States, refer to the SDS for further information.

Bulletin Change Summary

For the most current 3M Technical Information available to successfully use this product, please view this Bulletin electronically and click on the blue underlined links to view the relevant documents. This Bulletin has been substantially changed. Please read the entire Bulletin thoroughly.

Rev B APR-2016:

- Updated drying tests and instructions. See"Completely and Properly Dry Printed Film" on page 4.

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www.3Mgraphics.com

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Fax 519-452-6245

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Col. Santa Fe, Del. Alvaro Obregón
México D.F. 01210
General 5270-5270-0400
Fax 5270-5270-2277

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350 Chardon Avenue
Suite 1100
San Juan, PR 00918
General 787-620-3000
Fax 787-620-3018

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citizen hotels

Baskerville

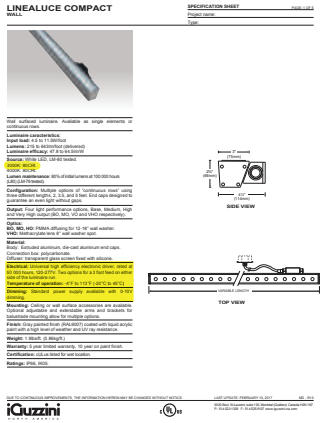
citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

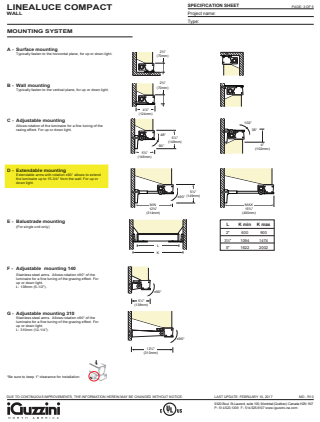
2.200104.0

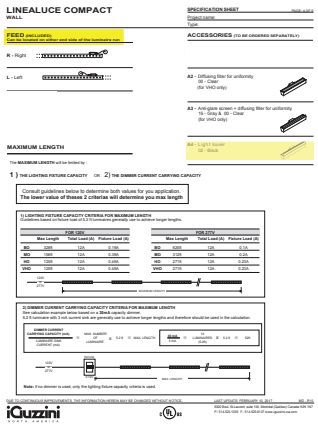
ISSUE
A 04/19/2024-
ARTWORK LIGHTING
SUBMITTAL

ART MATERIAL
PRODUCT DATA
PAGE 06

A10
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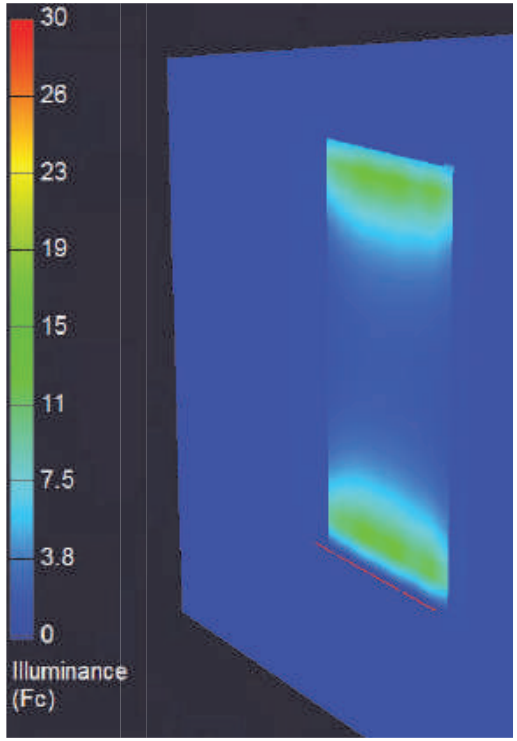




MURAL LUMINAIRE CUTSHEETS



MURAL LIGHT STUDY



MURAL LIGHT STUDY - PSUEDOCOLOR IMAGING
ILLUMINANCE LEVELS MEASURED IN FOOTCANDLES

MURAL LUMINAIRES:
The mural will be illuminated by (2) runs of the Linealuce Compact luminaire from Iguzzini, with mounting arms extending 15-3/4" from the wall surface.

The linear luminaires above the mural will be pointed down and angled five degrees toward the mural. The linear luminaires below the mural will be pointed up and angled five degrees toward the mural. This will provide a gradient of illumination across the mural, brighter at each end and gradually fading toward the center.

Each luminaire is fitted with a Light Louver which - in concert with the aiming angle - minimizes glare from the face on the luminaire.

Some light from the luminaires will reach the ground but will have a very minimal effect on illumination levels (see the following Lighting Calculations for light levels on the site and at the property line.)

CONTROLS:
The mural luminaires are controlled by the overall building lighting control system. In general, the site lighting is programmed to turn on 30 minutes before dusk, and all non-egress path lighting (including the mural lights) will turn off at 12:00 a.m. Egress path lighting will turn off 30 minutes after dawn.

The mural lights are dimmable, and can be set to turn on at a lower illumination level, if desired.

SITE CALCULATIONS:
The following (4) sheets contain Site Lighting Calculations with the mural luminaires turned on at differing dimming levels (0%, 25%, 50%, and 100% light output.) Calculation points at the property line are at a height of 5'-0" above the ground.

Overall, the mural luminaires have a minimal impact on the light levels of the site and at the property line.

citizen hotels
Baskervill

[redacted]

[redacted]

PROJECT NUMBER
2.200104.0

citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

ISSUE
A 04/19/2024-
ARTWORK LIGHTING
SUBMITTAL

ART LTG CALC - STUDY
PAGE 07



1 ART LIGHT SITE CALCULATION - 0%

1/16" = 1'-0"

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Baskervillle

NOT FOR CONSTRUCTION

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ISSUE

A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

ART LTG CALC - AT 0%

PAGE 08



1 ART LIGHT SITE CALCULATION - 25%

1/16" = 1'-0"

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A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

ART LTG CALC - AT 25%

PAGE 09

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1 ART LIGHT SITE CALCULATION - 50%

1/16" = 1'-0"

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ISSUE

A 04/19/2024-
ARTWORK LIGHTING
SUBMITTAL

ART LTG CALC - AT 50%

PAGE 10



1 ART LIGHT SITE CALCULATION - 100%
1/16" = 1'-0"

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ISSUE
A 04/19/2024- ARTWORK LIGHTING SUBMITTAL

ART LTG CALC - AT 100%
PAGE 11

A15

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April 19, 2024

Chris Baxter
citizenM
148 Madison Ave., 2nd Floor
New York, NY 10016

Re: USA-02020117 Citizen M – Menlo Park
Mural Lighting Calculation & Study

Dear Chris:

The proposed mural lights are intended to provide illumination for the large art mural on the façade of the hotel, facing Chilco Street. Illumination of the mural will activate the artwork and provide a visual wayfinding touchstone for guests approaching the building from Chilco Street or Constitution Drive.

The proposed lights (type L1) consist of two (2) runs of Linealuce Compact luminaires by Iguzzini and are mounted on arms that extend the lights 13-3/4" from the surface of the mural. The run of linear luminaires above the mural will be pointed down and angled five (5) degrees toward the mural, while the run of luminaires below the mural will be pointed up and angled five (5) degrees toward the mural. This will provide a gradient of illumination across the mural, brighter at each end and gradually fading toward the center.

Each luminaire will be fitted with a Light Louver accessory which – in concert with the inward tilt of the luminaire – will minimize glare from the face of the luminaire. The lights will be a warm white (3000K) color temperature to match the existing site lighting and will have a light output of 215 lumens per linear foot (at 4.5 watts per linear foot power consumption.) They can be dimmed down to 10% output via 0-10V dimming drivers and will be connected to the building-wide lighting control system.

The lighting control system is Athena by Lutron, which controls the exterior luminaires via astronomical timeclock. The exterior lighting Sequence of Operations states that all exterior lighting is to remain OFF until 30 minutes before dusk, at which time all exterior lights will turn ON at the specified dimming level. At midnight, all non-essential lights (those not illuminating a path of egress) will turn OFF, including the proposed mural lighting. At dawn, all remaining site lights will turn OFF. This timeclock schedule minimizes the effect of the site lighting on local wildlife and the surrounding

330 North Brand Blvd, Suite 950, Glendale, CA, 91203, USA
T: +1.818.539.1110, www.exp.com

environment.

Some light from the mural luminaires will reach the ground but will have a very minimal effect on site illumination levels (per site lighting calculations, the mural luminaires will increase footcandle levels at the property line by a maximum of 0.12 footcandles in a small area along Chilco Street, when turned on at 100% light output.) We do not anticipate this small contribution to have a deleterious effect on the hotel's property or neighboring street.

If you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Sincerely,



Emily Reed
Lighting Designer

EXP

ER/ER:er

MPK Art Lighting - Project Description

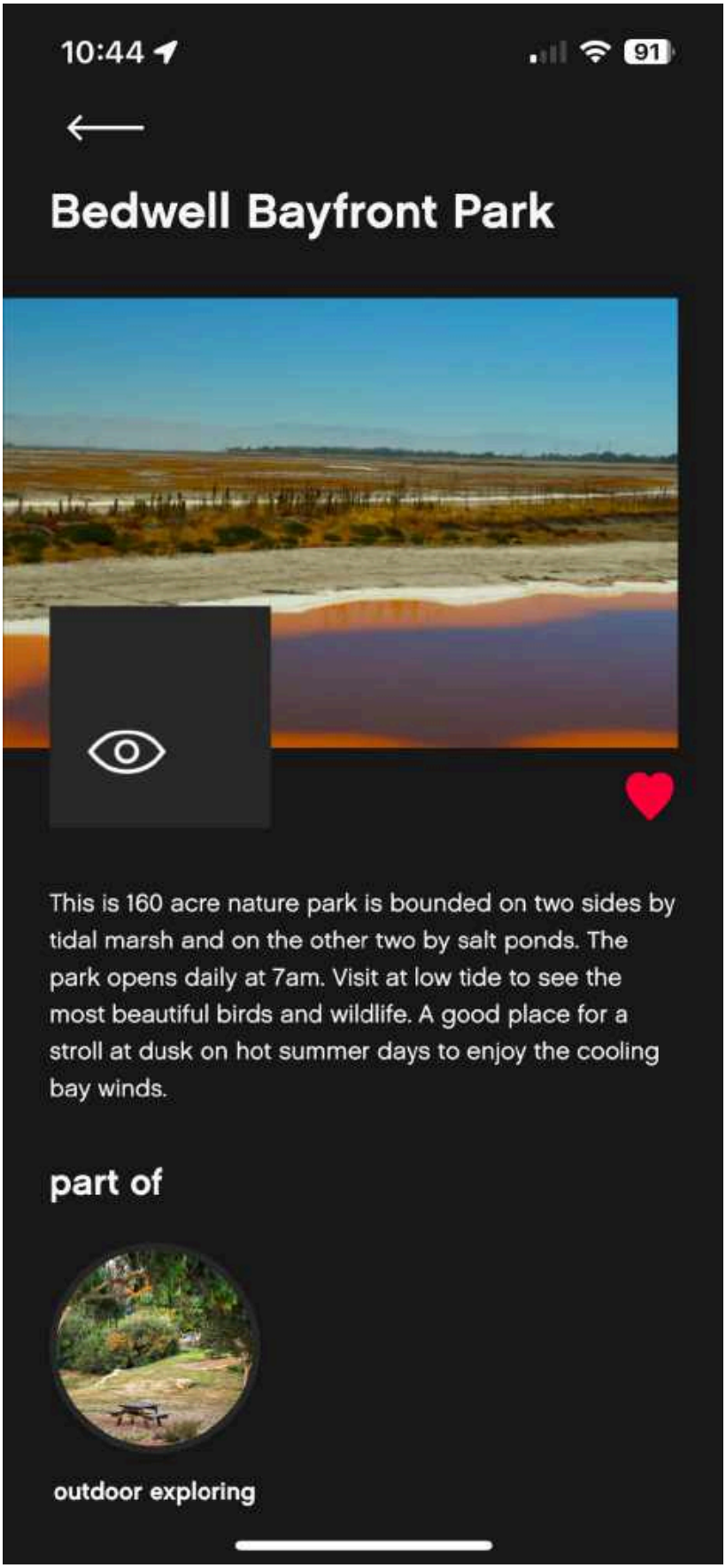
The purpose of this application is to seek the Planning Commission's formal review and approval of lighting specifications for the exterior Artwork, as required under Section 15.2 of the CDP. The size and location of the artwork was presented to and approved by the Planning Commission in June 2023, while the renderings for the artwork were presented and approved in April 2022.

The artwork is located on the north elevation next to the exterior stairs and is primarily visible from Chilco Street. The location and size (40' x 20') is installed per the approved design. The artwork will be illuminated using both uplighting and downlighting, with strip lights affixed to the façade directly above and below the artwork that would avoid any potential for spillover and instead solely illuminate the artwork itself. The artwork itself is printed on a highly durable and waterproof 3M vinyl material, with a protective matte overlaminate that we selected not only for durability but also for reducing reflections and glare.

Following the June 5, 2023 Planning Commission meeting, the Planning Commission created Condition 2.d, which required additional outreach and documentation of outreach efforts to address comments that organizations had made at the 6/5/2023 meeting.Following this, citizenM met with representatives Eileen Mclaughlin and Chris MacIntosh of the Friends of Bayfront Park, Citizens Committee to Complete the Refuge, and the Sequoia Audubon Society at the hotel to discuss next steps and see the Artwork and construction site in person on June 9, 2023.

On May 2, 2024 citizenM met again with Eileen Mclaughlin and Chris MacIntosh - representing Friends of Bayfront Park, Citizens Committee to Complete the Refuge, and the Sequoia Audubon Society - to review the light specifications and to receive advice on the dimming levels and scheduling. Existing measures taken by citizenM were discussed and agreed upon, such as the matte overlaminate, installing vertical louvers over the fixture bulbs and incorporating a lighting control system that automatically turns on the lights 30 minutes before dusk and off at midnight. As a result of this meeting we have incorporated their advice to further dim the lights of the lower fixtures (pointing upwards) and to incrementally dim all lights to 0% starting at 10pm.

We have also included Bedwell Bayfront Park in the "Explore" tab of the guest room iPads so that our hotel guests can engage with the neighboring park and wildlife. Additionally, the virtual "art tour" of the hotel highlights the South Bay Salt Ponds and the local wildlife in the descriptions for the locally commissioned artworks.


10:44
91
Bedwell Bayfront Park
This is 160 acre nature park is bounded on two sides by tidal marsh and on the other two by salt ponds. The park opens daily at 7am. Visit at low tide to see the most beautiful birds and wildlife. A good place for a stroll at dusk on hot summer days to enjoy the cooling bay winds.
part of
outdoor exploring



Taking Flight

Alexandra Bowman

2023

façade

Togetherness – it's all over citizenM (literally!).

Alexandra Bowman has woven diversity, human connection and technological innovation into the Menlo Park hotel's outdoor facade – all 225m2 of it. But the natural world also comes into play here.

Bowman, the artist, says: "I am inspired by the diverse community of Menlo Park and the birds at the edge of the bay. Birds represent travel, movement, flight, migration and the freedom that comes from experiencing new places."

Alexandra Bowman

Alexandra Bowman (b. 1990) is an Oakland-based painter, illustrator and muralist. Bowman's practice focuses on ways to celebrate visibility and a myriad of racial, cultural and gender identities through visual storytelling. She



Homage to the South Bay Salt Ponds

Favianna Rodriguez

C-print | 2023

ground floor

Nature, we love you (a lot).

This art piece celebrates the transformation of the coastal wetland ecosystem that surrounds citizenM Menlo Park hotel.

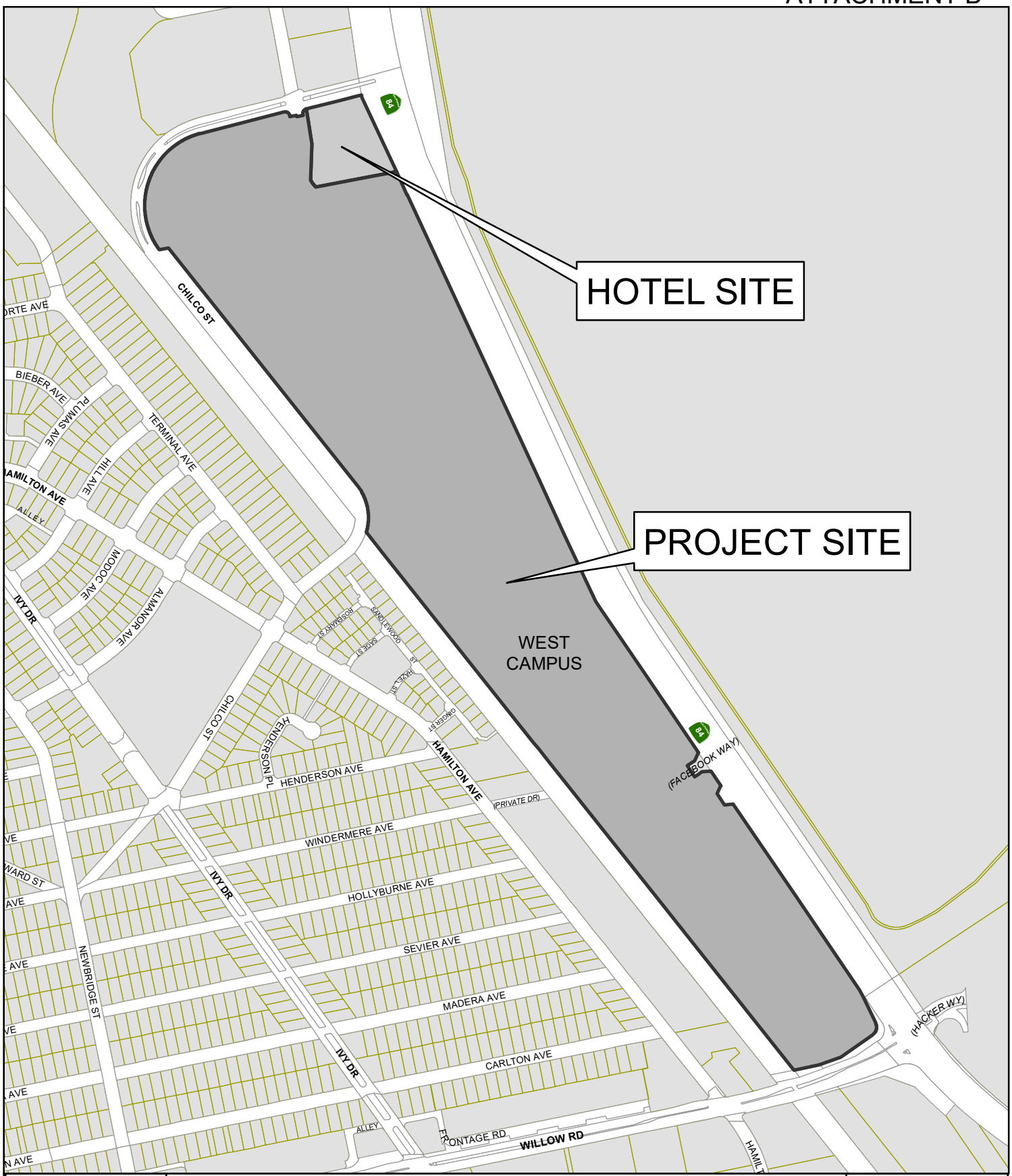
The South Bay Salt Pond Restoration Project is the largest tidal wetland restoration project on the West Coast. For over 150 years, the South Bay marshes were used for salt production through salt ponds. As a result, we have lost 85-90% per cent of this historic wetland, causing fish, birds and other wildlife to dwindle. However, thanks to human intervention since 2003, the wetlands have been undergoing a 50-year restoration project, providing critical new habitat for wildlife.

EXHIBIT C

LOCATION: 2 Meta Way	**PROJECT NUMBER:** PLN2022-00030	**APPLICANT:** Christopher Baxter	**OWNER:** MPK Menlo Park Properties LLC

PROJECT CONDITIONS:

1. The artwork lighting design shall be subject to the following standard conditions**:**
   a. Development of the project shall be substantially in conformance with the plans prepared by Baskervill, consisting of 13 plan sheets, dated received May 8, 2024 and approved by the Planning Commission on August 12, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   e. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
   f. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.
2. The artwork lighting design shall be subject to the following ***project-specific*** conditions**:**
   a. Prior to final inspection, the applicant shall demonstrate that the artwork contains matte overlaminate installed on the surface of the artwork, subject to review and approval of the Planning Division.
   b. Prior to final inspection, the applicant shall demonstrate that the artwork contains vertical louvers for the lighting fixtures, and document that the lighting is programmed to incrementally dim from 10:00 p.m. until fully shutting off at midnight, subject to review and approval of the Planning Division.
   c. Prior to final inspection, if no lighting is installed in compliance with the aforementioned conditions of approval, then all lighting infrastructure for the artwork shall be removed, subject to review and approval of the Planning Division.
   d. Any illumination shall comply with the requirements to the mitigation monitoring and reporting program of the certified EIR for the Campus Expansion Project.



CITY OF MENLO PARK

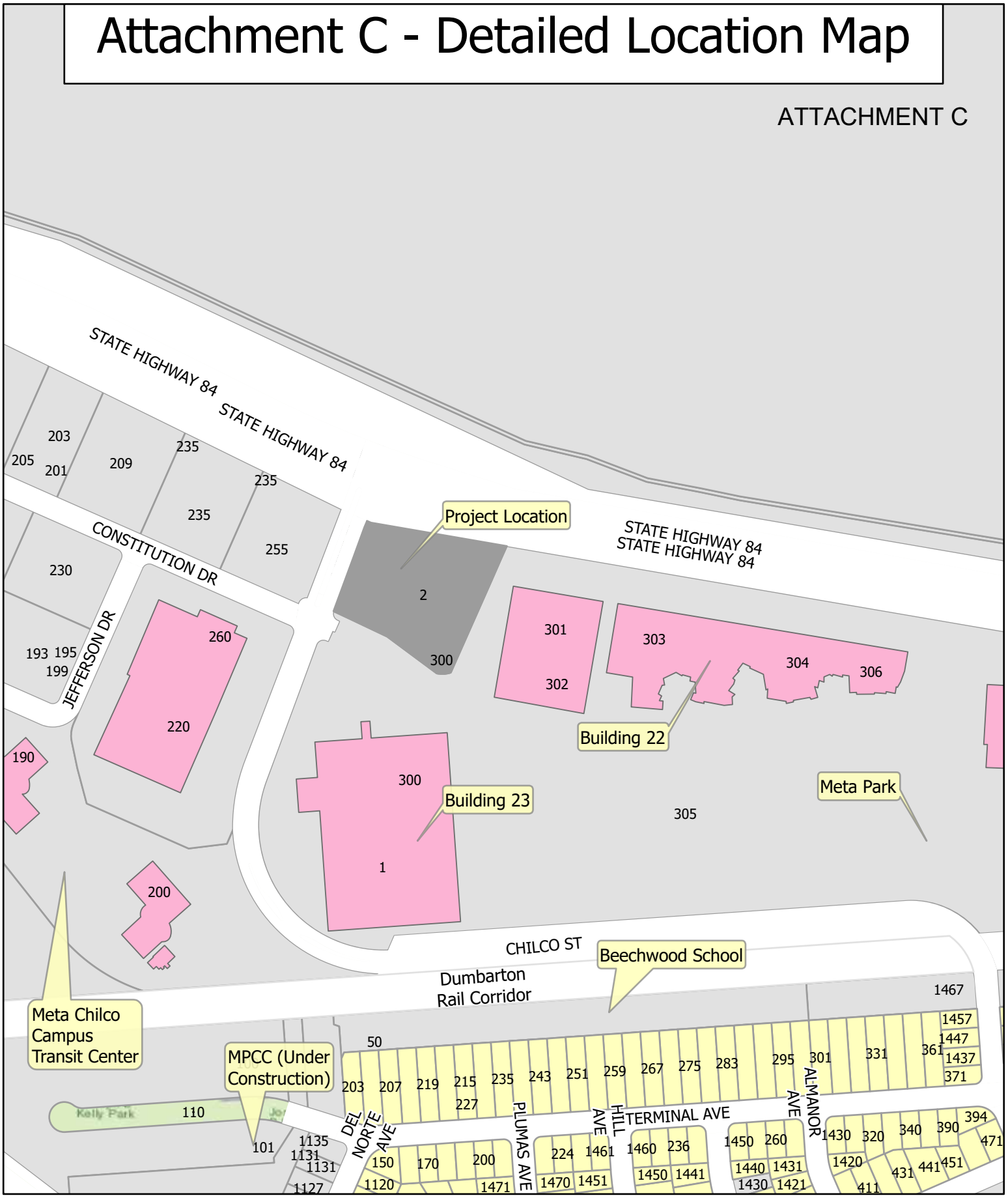
LOCATION MAP

CITIZENM ARTWORK LOCATION REVIEW

DRAWN: MAP CHECKED: CDS DATE: 6/5/23 SCALE: 1" = 300' SHEET: 1

Attachment C - Detailed Location Map

ATTACHMENT C



Legend

- Project Location
- Select Meta Campus Buildings
- Single-Family Zoned Parcels

0 230 460 690 920 Feet

N

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **8/12/2024**
Staff Report Number: **24-033-PC**

Consent Calendar: **Consider and adopt a resolution to approve an architectural control permit for modifications to an existing office campus including landscaping modifications, the addition of two outdoor shade structures, and exterior office building modifications in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district, at 2882-2884 Sand Hill Road and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving architectural control for modifications to an existing office campus including landscaping modifications, the addition of two outdoor shade structures, and exterior office building modifications in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each architectural control request is considered individually. The Planning Commission should consider whether the required architectural control findings identified in Menlo Park Municipal Code section 16.68.020 can be made for the proposed project. The City's General Plan includes goals and associated policies used to implement those goals that may be considered in evaluating the proposed project, including:

- Goal LU-4: Promote and encourage existing and new business to be successful and attract entrepreneurship and emerging technologies; and
- Policy LU-6.8: Encourage extensive and appropriate landscaping in public and private development to maintain the City's tree canopy and to promote sustainability and healthy living.

Background

Site location

The property at 2882-2884 Sand Hill Road is a 12-acre office complex across two parcels, called "Sand Hill Commons." It contains two, two-story office buildings (Buildings 2882 and 2884), originally developed and constructed in 1964, in the Sharon Heights neighborhood in the western portion of the city. The site is surrounded by a mix of land uses, including the Sharon Heights Golf and Country Club to the west in the

OSC (Open Space and Conservation) zoning district, single family residential uses zoned R-1-S (Single Family Suburban Residential) to the north, and office uses, also in the C-1-C zoning district, to the east. The Rosewood Hotel and office uses are located to the south, across Sand Hill Road, in the C-4(X) (General Commercial, Conditional Development Permit) zoning district. Access to Sand Hill Commons is from a frontage road along the southern border, which is located to the east of the Interstate 280 northbound on-ramp. A location map is included as Attachment B.

Analysis

Project description

The overall project intent is to revitalize the landscape areas in between and immediately surrounding the two office buildings and to address several key aspects noted by the applicant in the project description letter, namely, “drought resilience, decaying plant health, improved accessibility, material enhancements, and layout improvements.” The project plans are included as Attachment A, Exhibit A, and the project description letter, including community outreach summary, is included as Attachment A, Exhibit B. The proposed improvements are concentrated in the central courtyard between the two office buildings and to the east and north of Building 2882. All new improvements for the project would meet Americans with Disabilities Act (ADA) Standards for Accessible Design.

The central courtyard renovations include maintaining the two water features; reconfiguring pathways, stairs, and handrails; adding pre-cast low retaining walls with bench seating, bike racks, bollard lighting, and outdoor furniture (e.g., workstations, dining tables, outdoor sofas, and a ping pong table); and new outdoor gathering spaces. Within the central courtyard, a new 900-square-foot shade structure with lighting is proposed. The shade structure would be 12 feet tall and include painted steel posts (dark bronze) and wood slat roofing (natural color). Concrete paving in the central courtyard would be in brown tones.

To the east of Building 2882, at the eastern edge of the property, the existing outdoor space contains a mix of gathering areas with decking, seating around landscaping, and meandering walkways. The project proposes to create a fenced eastern patio area complete with new wood decking, permeable pavers, and connecting concrete paths and paving with bollard lighting. A six-foot-tall metal and wood fence with gate would define the patio space (similar in appearance to the shade structure). A smaller, 540 square-foot shade structure of the same design as the central courtyard would be part of the new patio area. In addition, adjoining the patio area, a portion of the existing Building 2882 wall and an existing doorway are proposed to be removed and replaced with a new aluminum and glass folding door system (black color frame to match existing doors/windows) that can connect the building interior seamlessly with the outdoor patio area.

To the north of Building 2882, near the northern edge of the property, an existing outdoor space containing walkways and planting beds is proposed to be improved with a new patio layout with fencing (similar appearance to the eastern patio) for screening from the adjacent parking area. The patio would have paving in gray tones and gathering spaces for dining tables and chairs.

Zoning conformance

The site is within the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district. The proposed project is in compliance with the C-1-C development regulations codified in Municipal Code section 16.36.030. The project includes no change to existing conditions for lot area, lot dimensions, required yards, height of structures, or floor area ratio. The two zoning metrics that are affected by the proposed project are maximum building coverage and minimum landscaped area. These two metrics are discussed below.

- Land covered by all structures shall not exceed twenty percent of building site.
  - The site's existing building coverage is 13.57 percent (71,134 square-foot building coverage on a 524,159 square-foot lot). The project would include two shade structures (900 square feet and 540 square feet) that contribute 1,440 square feet of new building coverage. The site's proposed building coverage would be 13.84 percent (72,574 square-foot building coverage on a 524,159 square-foot lot), which is below the 20 percent maximum. The project would be in conformance with this development standard.

- Not less than thirty percent of building site shall be occupied by appropriate landscaping.
  - The site's existing landscaping/open space is 44.15 percent. The project includes landscaping improvements. The site's proposed landscaping/open space is 44.40 percent, which is above the 30 percent minimum. The project would be in conformance with this development standard.

Parking conformance
The minimum required parking for the C-1-C district is one space per 250 square feet of gross floor area. The gross floor area of the site is 133,705 square feet and the project does not include any increase in gross floor area. The gross floor area of the site requires a minimum of 535 off-street parking spaces and the site currently has 509 spaces (26 spaces less than required today) which is a legal nonconforming situation, since the development was originally constructed in 1964. There is generally ample parking throughout the site particularly in spaces immediately adjacent to buildings and the proposal does not alter existing parking conditions.

Open space, trees and landscaping
The project's proposed development includes enhancement of existing landscaping for "promoting a sustainable and visually appealing environment that will better adapt to the future and warming climate" (see project description letter in Attachment A, Exhibit B). New trees and a mix of understory plantings with irrigation improvements are proposed throughout. Within the central courtyard, a pin oak tree grove and swan hill olive tree grove are proposed. Other new trees would include Japanese maple and white jacaranda trees. In total, 32 trees are proposed for removal, consisting of 24 non-heritage trees and eight heritage trees. Of the eight heritage trees to be removed, three trees are in poor condition and five trees are to be removed for development reasons. In total, 49 new trees are proposed and deemed sufficient in terms of replacing heritage trees planned for removal.

The applicant submitted an arborist report and tree protection plan (Attachment A, Exhibit D) detailing the species, size, and conditions of existing trees on the site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. As part of the project review process, the arborist report and tree protection plan was reviewed by the City Arborist and the heritage tree permitting process was followed by the applicant for the heritage tree removals (heritage tree removal permit 2023-00192). The heritage tree removal permit was conditionally approved by the City Arborist pending Planning Commission action and no appeals were filed. All recommended tree protection measures identified in the arborist report and tree protection report would be implemented and ensured as part of condition 1.i. As previously noted, the project exceeds the minimum landscaping zoning standard for the site and the project proposes to increase landscaping above existing conditions.

Correspondence
The applicant states in the project description letter that outreach efforts were completed, which involved presenting the plans for feedback with adjacent property owners, and positive feedback and support for the project was received (see project description letter in Attachment A, Exhibit B).

On July 23, 2024, the General Manager/Chief Operating Officer for the Sharon Heights Golf and Country Club, located to the west of the site, submitted correspondence in support of the project (Attachment C).

Conclusion

The proposal meets the development standards of the zoning district. There is no change in the overall office complex land use and no increase in gross floor area; as such, the existing nonconforming parking situation would not be intensified and should continue to meet existing needs. Staff believes that the proposed improvements are in keeping with the design of the existing office campus and would allow the existing office campus to provide new/enhanced amenities for tenants and visitors. Staff recommends that the Planning Commission approve the architectural control request.

Impact on City Resources

The project sponsor is required to pay Planning, Building, and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") and Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action on the architectural control permit will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution approving the architectural control permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
   D. Arborist Report and Tree Protection Plan
B. Location Map
C. Correspondence

Report prepared by:
Calvin Chan, Senior Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING ARCHITECTURAL CONTROL REVIEW FOR MODIFICATIONS TO AN EXISTING OFFICE CAMPUS INCLUDING LANDSCAPING MODIFICATIONS, THE ADDITION OF TWO OUTDOOR SHADE STRUCTURES, AND EXTERIOR OFFICE BUILDING MODIFICATIONS LOCATED AT 2882-2884 SAND HILL ROAD, IN THE C-1-C (ADMINISTRATIVE, PROFESSIONAL AND RESEARCH DISTRICT, RESTRICTIVE) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control review for modifications to an existing office campus including landscaping modifications and the addition of two outdoor shade structures and exterior office building modifications (collectively, the "Project") from Daniel Cunningham, SWA Group ("Applicant"), on behalf of the property owner Sand Hill Commons REIT, Inc. ("Owner"), located at 2882-2884 Sand Hill Road (APNs 074-250-320 and 074-250-330) ("Property"). The architectural control review is depicted in and subject to the development plans which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Property is located in the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district, which supports professional, administrative, and executive offices; and

WHEREAS, the proposed Project complies with all objective standards of the C-1-C zoning district; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, the proposed Project was reviewed by the Engineering and Building Divisions and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted a request for five development-related heritage tree removals and the City Arborist reviewed and granted conditional approval through Heritage Tree Removal Permit 2023-00192 and no appeals were filed; and

WHEREAS, the Applicant submitted an arborist report and tree protection plan prepared by Davey Resource Group dated June 2024, attached hereto and incorporated herein by this reference as Exhibit D, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project not approved for removal under Heritage Tree Removal Permit 2023-00192; and

WHEREAS, the Project requires discretionary action by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 12, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the architectural control permit.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control for modifications to an existing office campus including landscaping modifications and the addition of two outdoor shade structures and exterior office building modifications, is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structures is in keeping with the character of the neighborhood; in that, the Project includes two outdoor shade structures that are complementary in style to the existing office campus and will provide opportunity for shading and meeting in compliance with the zoning district.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the Project is in keeping with the design of the existing office campus and would allow the existing office campus to provide new/enhanced amenities for

tenants and visitors. The Project is designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project provides new/enhanced amenities for tenants and visitors through building and landscaping materials compatible with the appearance of the existing neighboring buildings. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that, the on-site parking requirement is 535 spaces today, however, 509 spaces are provided/maintained and this is a legal nonconforming situation since the site was originally developed and constructed in 1964. There is generally ample parking throughout the site particularly in spaces immediately adjacent to buildings and the Project does not propose to add new gross floor area or alter existing parking conditions.

5. That the development is consistent with any applicable specific plan; in that, the project is not located within a specific plan area. However, the Project is consistent with all applicable codes, ordinances, and requirements outlined in the City of Menlo Park Municipal Code.

Section 3. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit No. PLN2024-00036, which architectural control is depicted in and subject to the project plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) and Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and

regularly passed and adopted at a meeting by said Planning Commission on August 12, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of August, 2024.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval
D. Arborist Report and Tree Protection Plan

EXHIBIT A

2882-2884 SANDHILL ROAD

PLANNING SUBMITTAL

CONTEXT MAP



PROJECT DATA

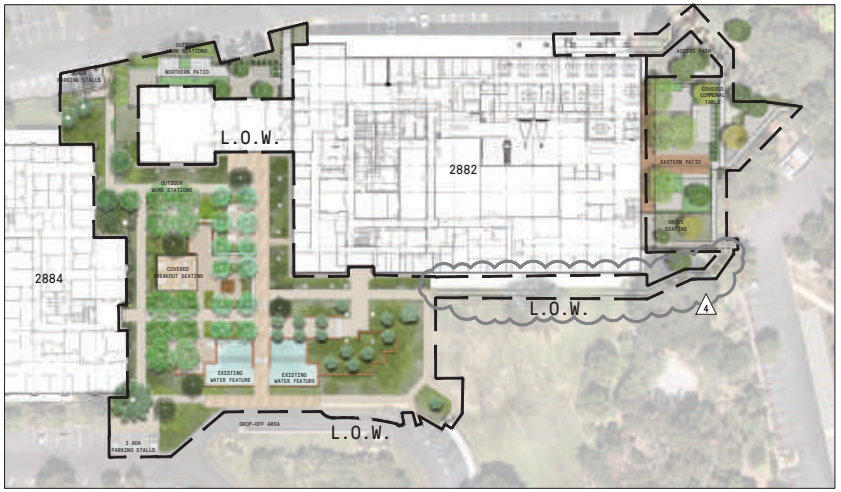
ZONE C-1-C - PROFESSIONAL OFFICE	
LOT AREA	524,159 SQFT
SCOPE OF WORK	64,111 SQFT
BUILDING COVERAGE EXISTING	71,134 SQFT
BUILDING COVERAGE PROPOSED	72,574 SQFT
PAVING	223,275 SQFT
LANDSCAPING	232,731 SQFT
TOTAL PARKING STALLS NO CHANGE	509 - 14 ADA
NO. OF EXISTING HERITAGE TREES*	13
NO. HERITAGE TREES TO BE REMOVED*	8
NO. OF EXISTING NON-HERITAGE TREES*	56
NO. NON-HERITAGE TREES TO BE REMOVED*	24
NO. OF NEW TREES*	49
NO. OF TOTAL TREES*	86

*INDICATES NUMBERS WITHIN LIMIT OF WORK

PROJECT TEAM

LANDSCAPE ARCHITECT	SWA GROUP 535 BUSH STREET, 6TH FLOOR SAN FRANCISCO, CA 94109 415.293.1506 E: DCUNNINGHAM@SWAGROUP.COM CONTACT: DANIEL CUNNINGHAM
ARCHITECT	PERKINS&WILL 2 BRYANT STREET, SUITE 300 SAN FRANCISCO, CA 94105 415.546.2970 E: MARIANA.BARRIOS@PERKINSWILL.COM CONTACT: MARIANA BARRIOS
CIVIL ENGINEER	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.483.6373 E: JENNIEYEE@BKF.COM CONTACT: JENNIE YEE
IRRIGATION	RUSSEL D MITCHELL & ASSOCIATES WALNUT CREEK,CA 94597 925.939.3985 E: JBRADSHAW@RMAIRRIGATION.COM CONTACT: JEFF BRADSHAW
ARBORIST	DAVEY RESOURCE GROUP 5955 CAPISTRANO AVE, ATASCADERO, CA 93422 650.372.8116 E: SABRINA.HUEY@DAVEY.COM CONTACT: SABRINA HUEY

SITE PLAN



BUILDING INFORMATION

BUILDING ADDRESS:	2882 SAND HILL ROAD MENLO PARK, CALIFORNIA, 94025
OCCUPANCY:	B- OFFICE
ZONING:	C-1-C
CONSTRUCTION TYPE:	TYPE V-B NON-RATED, FULLY SPRINKLERED
NUMBER OF STORIES:	2

PROJECT DESCRIPTION

2882-2884 SANDHILL ROAD LANDSCAPE IMPROVEMENTS

THE SANDHILL COMMONS COURTYARD RETROFIT LANDSCAPE RENOVATION PROJECT AT 2882 SANDHILL ROAD AIMS TO REVITALIZE THE EXTERIOR SPACE TO ADDRESS SEVERAL KEY ASPECTS: DROUGHT RESILIENCE, DECAYING PLANT HEALTH, IMPROVED ACCESSIBILITY, MATERIAL ENHANCEMENTS, AND LAYOUT IMPROVEMENTS. THIS PROJECT WILL TAKE PLACE WITHIN A DEFINED BOUNDARY TO SEAMLESSLY CONNECT EXISTING AND PROPOSED PATHWAYS WHILE PRESERVING CURRENT ACCESSIBLE DROP-OFF AND PEDESTRIAN ROUTES AS INDICATED ON THE SITE PLANS.

THE PRIMARY OBJECTIVE OF THIS RENOVATION IS TO CREATE A SERIES OF ACCESSIBLE OUTDOOR SPACES THAT WILL CATER TO THE NEEDS OF EXISTING TENANTS, OFFERING LOUNGE, WORK, AND CASUAL SEATING AREAS. WITHIN THE LIMIT OF WORK, 32 TREES, OF WHICH 8 ARE DESIGNATED AS HERITAGE TREES, ARE PLANNED FOR REMOVAL. THE PROJECT WILL ALSO INTRODUCE 49 NEW TREES TAILORED FOR ZONE 9B, PROMOTING A SUSTAINABLE AND VISUALLY APPEALING ENVIRONMENT THAT WILL BETTER ADAPT TO THE FUTURE AND WARMING CLIMATE. THE TOTAL NUMBER OF TREES WITHIN THE SCOPE AREA WILL BE 86 WITHIN THE LIMIT OF WORK.

THE CAMPUS REDESIGN WILL STRICTLY ADHERE TO STORMWATER RUNOFF AND CAPTURE CODE REQUIREMENTS, ENSURING ENVIRONMENTAL RESPONSIBILITY THROUGHOUT THE RENOVATION PROCESS. THIS PROJECT SEEKS TO TRANSFORM 2882 SANDHILL ROAD INTO AN INVITING, FUNCTIONAL, AND ECO-FRIENDLY OUTDOOR SPACE FOR THE BENEFIT OF ALL TENANTS AND VISITORS.

**NOTE: ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

GENERAL	
Sheet Number	Sheet Title
G0.00	KEY MAP AND SHEET INDEX
G0.01	EXISTING PATH OF TRAVEL
G0.02	PROPOSED PATH OF TRAVEL
G0.03	CONTEXT & ACCESS
G0.04	EXISTING VS PROPOSED DIAGRAM
G0.05	EXISTING SITE PHOTOS
G0.06	EXISTING SITE PHOTOS

CIVIL	
Sheet Number	Sheet Title
C1.0	EXISTING CONDITIONS PLAN
C1.1	EXISTING CONDITIONS PLAN
C2.0	GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
C3.1	UTILITY PLAN
C4.0	STORMWATER MANAGEMENT PLAN
C4.1	STORMWATER MANAGEMENT PLAN

LANDSCAPE	
Sheet Number	Sheet Title
L0.01	VIEWS
L0.02	MATERIAL PALETTE
L0.03	ARBORIST INVENTORY
L0.04	TREE PROTECTION PLAN
L0.05	TREE PROTECTION PLAN
L1.00	MATERIAL SCHEDULE AND NOTES
L1.00A	MATERIAL SCHEDULE - FEATURES
L1.01	LAYOUT AND MATERIAL PLAN
L1.02	LAYOUT AND MATERIAL PLAN
L2.01	SECTIONS
L3.01	GRADING CONCEPT
L4.00	PLANT SCHEDULE
L4.01	TREE PLANTING PLAN
L4.02	TREE PLANTING PLAN
L4.03	UNDERSTORY PLANTING PLAN
L4.04	UNDERSTORY PLANTING PLAN
L4.05	PLANTING DETAILS
L6.01	DETAILS
L6.02	DETAILS
L6.03	DETAILS
L6.04	DETAILS
L6.05	DETAILS
L6.06	DETAILS
L6.07	DETAILS
L6.08	DETAILS
L6.09	DETAILS
L6.10	DETAILS
L6.11	DETAILS
L7.01	LIGHTING PLAN
L7.02	LIGHTING PLAN
L7.03	LIGHTING CUT SHEETS

ARCHITECTURE	
Sheet Number	Sheet Title
A1.0	CODE COMPLIANCE PLAN & SCHEDULE
A2.0	ARCHITECTURAL SITE PLAN
A3.0	ENLARGED FLOOR PLANS
A4.0	EXTERIOR ELEVATIONS

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Consultant

Stamp
LICENSED LANDSCAPE ARCHITECT RENE BIHAN No. 6067 Signature Renewal Date STATE OF CALIFORNIA

Issuance:
10.03.2023 PLANNING SUBMITTAL
04.01.2024 PLANNING RESUBMITTAL
05.13.2024 PLANNING RESUBMITTAL
06.21.2024 PLANNING RESUBMITTAL
07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale NOT TO SCALE
North

Drawing Title
KEY MAP AND SHEET INDEX

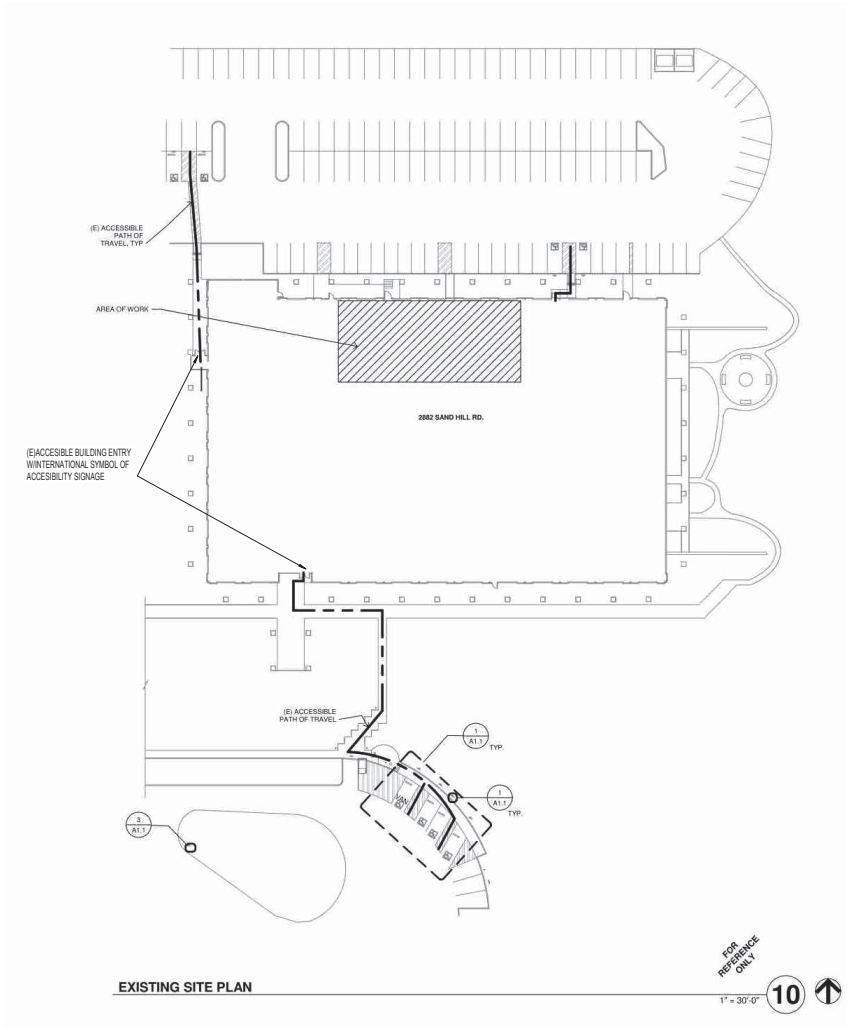
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p:\COPt\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\GENERAL\G0.00 KEY MAP AND SHEET INDEX.dwg | CADAMS | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES

p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\GENERAL\G0.01 EXISTING PATH OF TRAVEL PLAN.dwg | PHOTOSHOPUSER |PREVIOUS PAPER SIZE (24.00 X



EXISTING SITE PLAN

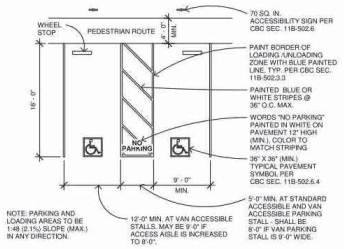
1" = 30'-0" 10

FOR REFERENCE ONLY

FOR RECORD ONLY
NOT FOR CONSTRUCTION

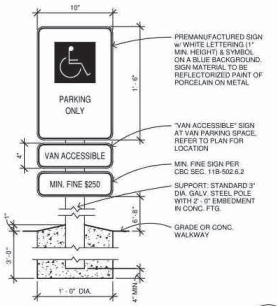
SITE & PARKING DATA

THE EXISTING PARKING AND PATH OF TRAVEL TO THE AREA OF WORK ARE IN COMPLIANCE FOR DISABLED ACCESSIBILITY AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 11B. DETAILS 1 / A1.1, 2 / A1.1, AND 3 / A1.1 ARE SHOWN FOR REFERENCE ONLY.



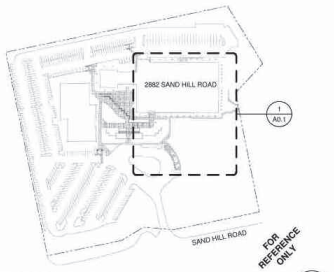
TYPICAL ACCESSIBLE PARKING STALL

1/8" = 1'-0" 1



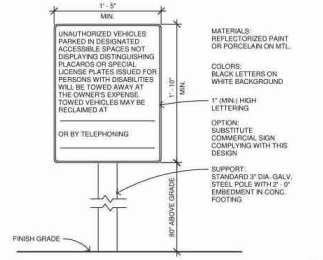
TYPICAL SIGNAGE & FOOTING

1 1/2" = 1'-0" 2



SITE KEY PLAN

N.T.S. 4



TOWING SIGN

1 1/2" = 1'-0" 3

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FOR REFERENCE ONLY - FROM PRIOR COMPLETED PROJECT

SANDHILL COMMONS

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Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6892
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Issuance:

10.03.2023 PLANNING SUBMITTAL
1 04.01.2024 PLANNING RESUBMITTAL
2 05.13.2024 PLANNING RESUBMITTAL
3 06.21.2024 PLANNING RESUBMITTAL
4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

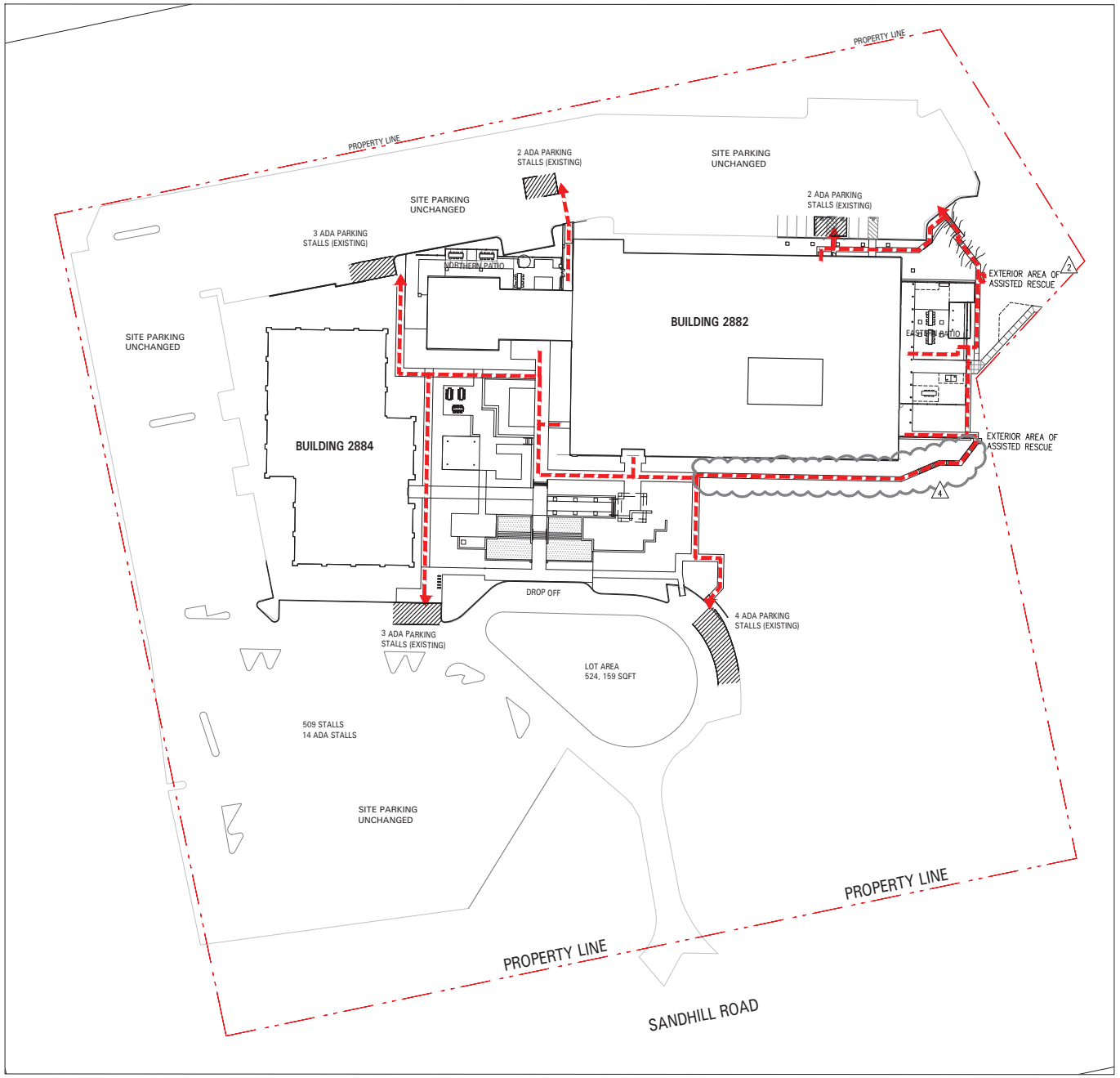
AS INDICATED

Drawing Title
EXISTING PATH OF TRAVEL PLAN

Drawing Number
NOT FOR CONSTRUCTION

G0.01

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2

SEE SHEET A1.0 CODE COMPLIANCE PLAN AND SCHEDULE FOR INFORMATION RELATED TO OCCUPANCY LOADS AND EGRESS REQUIREMENTS.

NOTES:
REQUESTED INFORMATION REGARDING PROPOSED ADJUSTMENTS TO EXITING PATH OF TRAVEL FOR BUILDING 2882, BASED ON PRELIMINARY STUDY BY ARCHITECT PERKINS & WILL. FINAL STUDY AND PROPOSED PLANS TO BE INCLUDED IN RESPECTIVE PERMIT SUBMITTAL FOR REVIEW..
FOR EXISTING EXITING PATH OF TRAVEL PLAN REFER TO SHEET G0.01

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LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 6282
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

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4	07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 20' 40'
1" = 40'

North

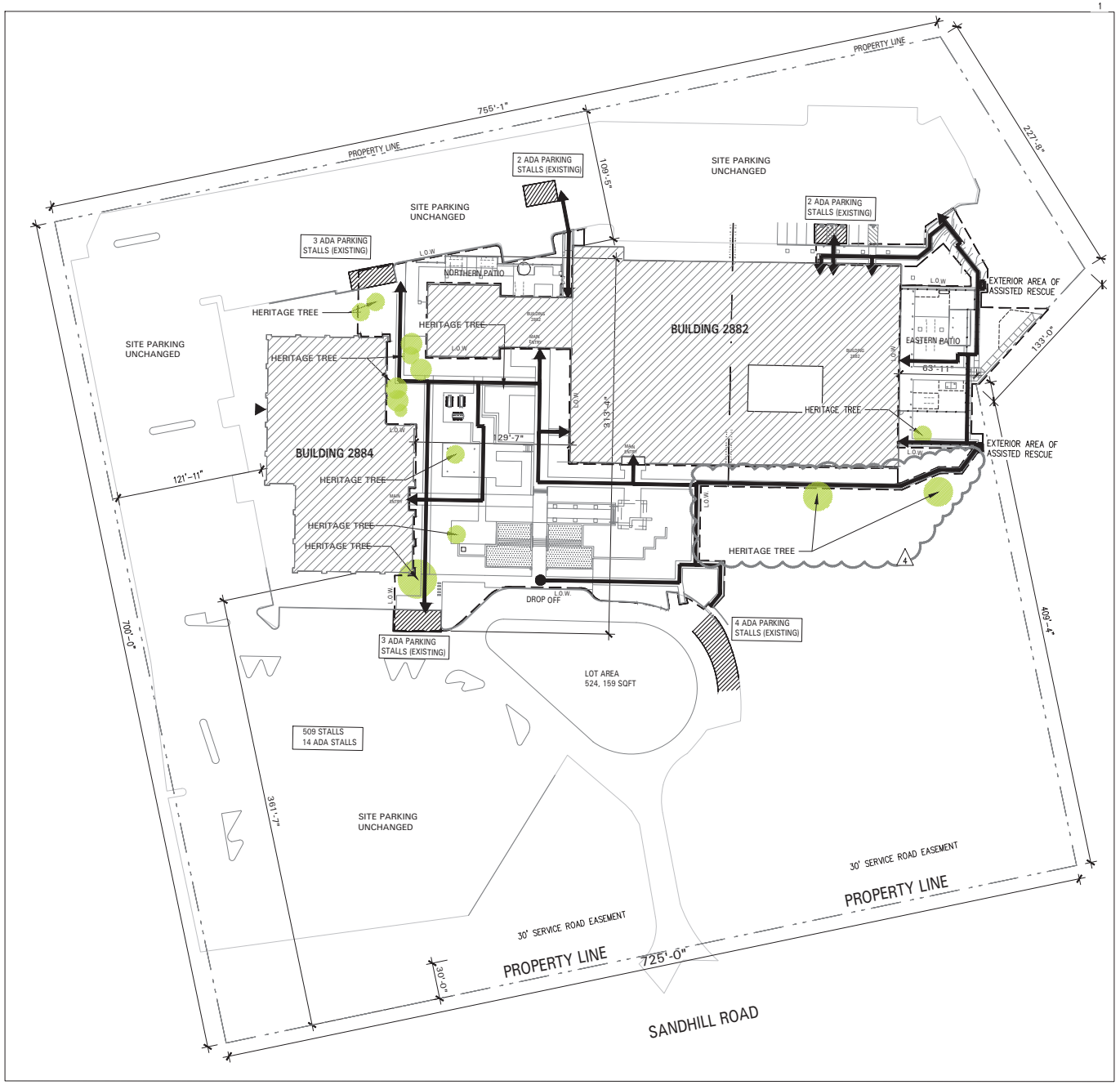
Drawing Title
PROPOSED PATH OF TRAVEL PLAN

Drawing Number
NOT FOR CONSTRUCTION

G0.02

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2

11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE NOTE:

11B-705.1.1 GENERAL.
DETECTABLE WARNINGS SHALL CONSISTS OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH SECTION 11B-705.

11B-705.1.1.1 DOME SIZE.
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.8 INCH (22.9 MM) MINIMUM AND 0.92 INCH (23.4 MM) MAXIMUM, A TOP DIAMETER OF 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM)

11B-705.1.1.2 DOME SPACING.
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

11B-705.1.1.3 CONTRAST.
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-AN-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE SURFACE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. CONTRAST SHALL BE DETERMINED BY:

CONTRAST = [(B1-B2)/B1]X100 PERCENT WHERE

B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND

B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.

EXCEPTION: WHERE THE DETECTABLE WARNING SURFACE DOES NOT ADEQUATELY CONTRAST WITH ADJACENT SURFACES, A 1 INCH (25 MM) WIDE BLACK STRIP SHALL SEPARATE YELLOW DETECTABLE WARNING FROM ADJACENT SURFACES

11B-705.1.1.4 RESILIENCY.
DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-705.1.1.4

11B-705.1.1.5 COLOR.
DETECTABLE WARNING SYSTEMS SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.

EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-705.1.1.4

ACCESSIBILITY NOTES
1. RUNNING SLOPE OF THE WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48. CBC 11B-403.3

PROPOSED PROGRAM SQUARE FOOTAGE

SQ. FT.	DESCRIPTION
1,815	OUTDOOR GATHERING AREAS
2,288	OUTDOOR WORK AREAS
900	SHADE STRUCTURE

PROPOSED PROGRAM SQUARE FOOTAGE NORTHERN PATIO

SQ. FT.	DESCRIPTION
1,160	OUTDOOR GATHERING AREAS
320	OUTDOOR WORK AREAS

PROPOSED PROGRAM SQUARE FOOTAGE EASTERN PATIO

SQ. FT.	DESCRIPTION
1,462	OUTDOOR GATHERING AREAS
1,214	OUTDOOR WORK AREAS
540	SHADE STRUCTURE
1,778	DECK

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
Renewal Date
Approval Date
STATE OF CALIFORNIA

Issuance:

- 10.03.2023 PLANNING SUBMITTAL
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- 3 06.21.2024 PLANNING RESUBMITTAL
- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 20' 40'
1" = 40'

North

Drawing Title
CONTEXT & ACCESS PLAN

Drawing Number
NOT FOR CONSTRUCTION

G0.03

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\GENERAL\G0.01A ACCESSIBILITY PLAN.dwg | CADAMS | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 7/

p:\COP\copt101 2882-2884 sand hill rd\4 drawingsgraphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\GENERAL\G0.04 EXISITNG VS PROPOSED DIAGRAM.dwg | CADAMS | PREVIOUS PAPER SIZE (24.00 X 36.00



EXISTING SITE DIAGRAM

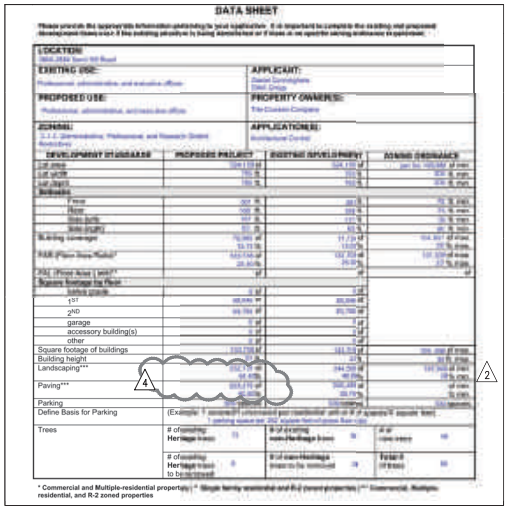


PROPOSED SITE DIAGRAM

LEGEND

DEVELOPMENT STANDARDS	PROPOSED PROJECT
BUILDING COVERAGE	
NEW BUILDING COVERAGE	
LANDSCAPING	
PAVING	
PARKING	
BIO RETENTION AREA	

*REFER TO TREE DISPOSITION PLANS AND ARBORIST REPORT TABLES FOR INFORMATION REGARDING EXISTING TREES. REFER TO TREE PLANTING PLAN FOR PROPOSED TREE DESIGN


DATA SHEET

LOCATION
EXISTING USE:
PROPOSED USE:
ZONING:
APPLICANT:
PROPERTY OWNERS:
APPLICATIONS:

DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area			
Lot width			
Lot depth			
Setbacks:			
Front			
Rear			
Side (left)			
Side (right)			
Building coverage			
FAR (Floor Area Ratio)*			
FAR (Floor Area Limit)**			
Square footage by floor:			
1ST			
2ND			
garage			
accessory building(s)			
other			
Square footage of buildings			
Building height			
Landscaping***			
Paving***			
Parking			
Define Basis for Parking			
Trees	# of existing Heritage trees	# of existing non-Heritage trees	# of new trees
	# of existing Heritage trees to be removed	# of new Heritage trees to be removed	Total # of trees

* Commercial and Multiple-residential properties | ** Single family residential and R-2 zoned properties | *** Commercial, Multiple-residential, and R-2 zoned properties

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 6892
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Issuance:

1 10.03.2023 PLANNING SUBMITTAL
1 04.01.2024 PLANNING RESUBMITTAL
2 05.13.2024 PLANNING RESUBMITTAL
3 06.21.2024 PLANNING RESUBMITTAL
4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 30' 60'
1" = 60'

North

Drawing Title
EXISITNG VS PROPOSED DIAGRAM

Drawing Number
NOT FOR CONSTRUCTION
G0.04

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\GENERAL\L0.01 EXISTING SITE PHOTOS.dwg | CADAMS | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 7

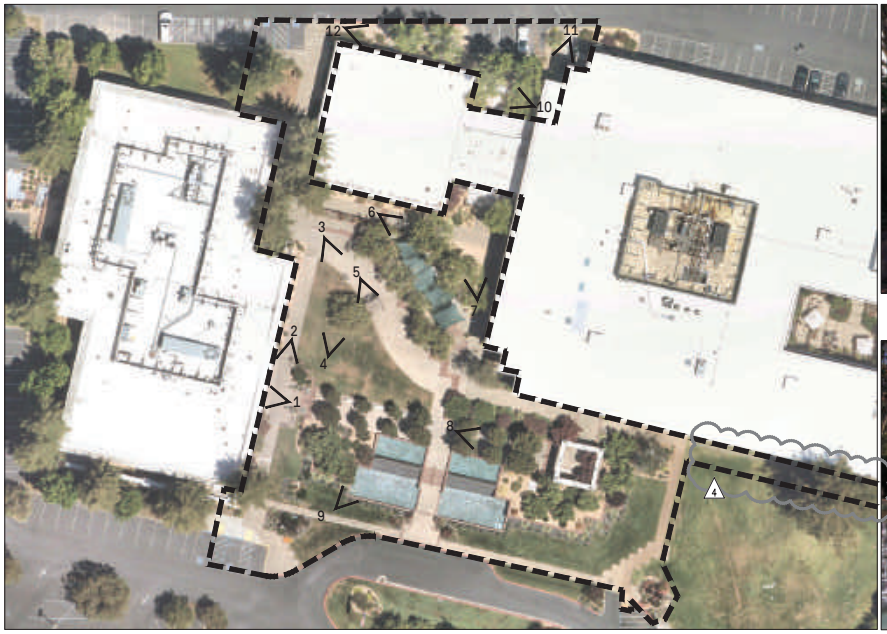






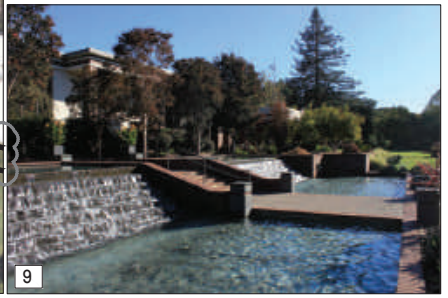




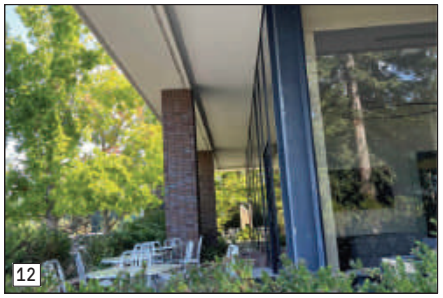


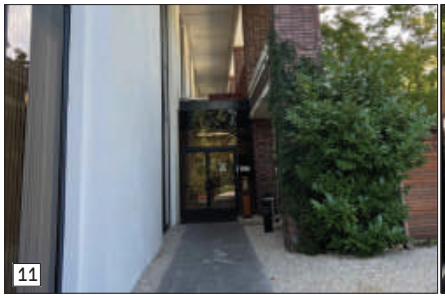


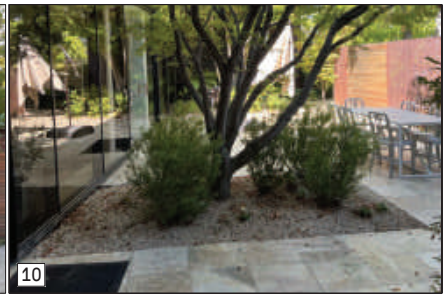












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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6897
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

1	10.03.2023 PLANNING SUBMITTAL
2	04.01.2024 PLANNING RESUBMITTAL
3	05.13.2024 PLANNING RESUBMITTAL
4	06.21.2024 PLANNING RESUBMITTAL
5	07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

NOT TO SCALE

Drawing Title

EXISTING SITE PHOTOS

Drawing Number

NOT FOR CONSTRUCTION

G0.05

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LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6892
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

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4 07.19.2024	PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

NOT TO SCALE

Drawing Title

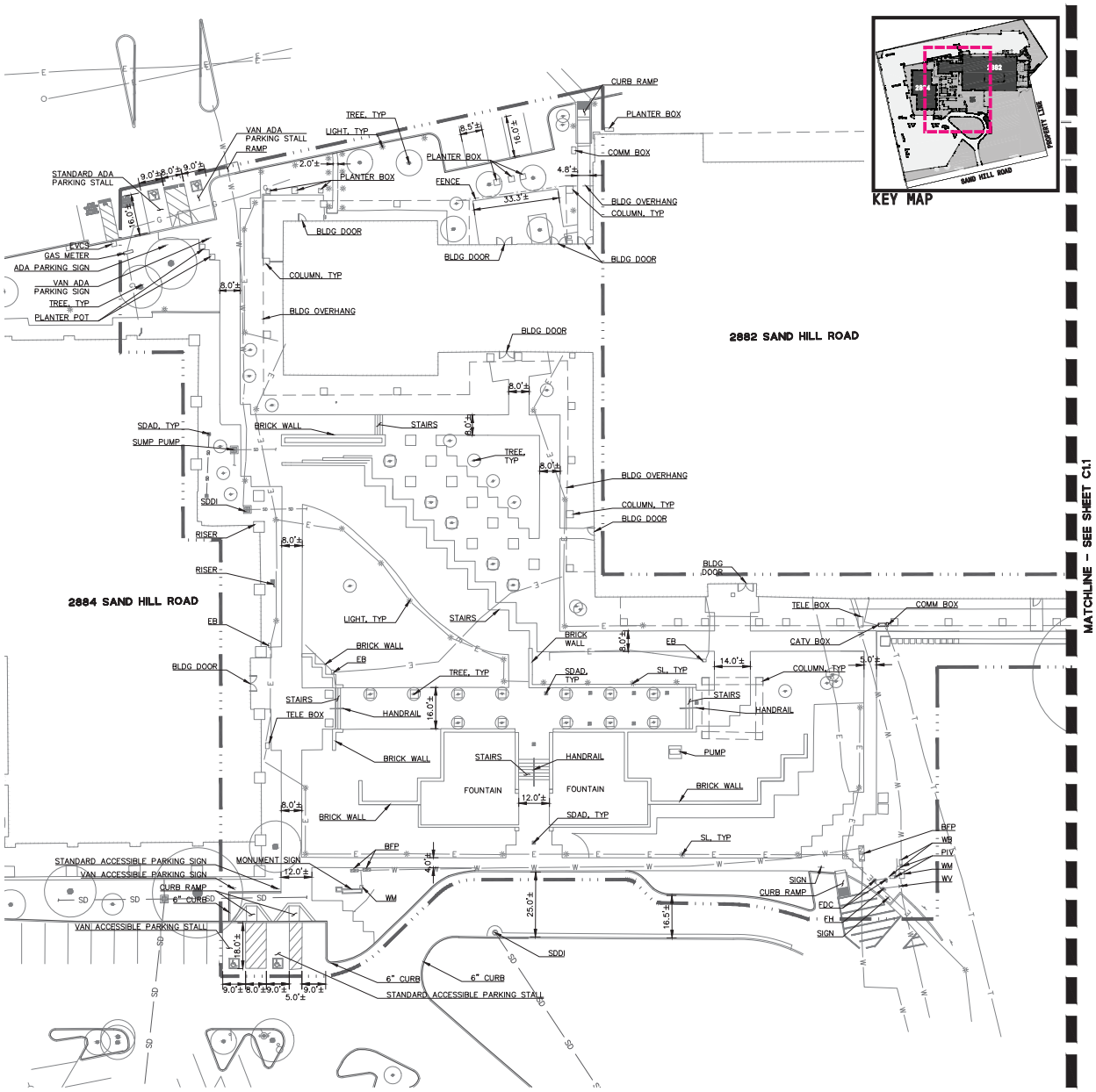
EXISTING SITE PHOTOS

Drawing Number

NOT FOR CONSTRUCTION

G0.06

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KEY MAP

GRAPHIC SCALE
20 0 20 40

NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON FIELD SURVEY PROVIDED BY OTHERS COMPLETED IN JULY 2022, AND SUPPLEMENTAL SURVEY PERFORMED BY BKF ENGINEERS IN 2023 & 2024..
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5. DIMENSIONS SHOWN REFER TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.

LEGEND:

LIMIT OF WORK
TREE
SITE LIGHT

ABBREVIATIONS:

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CATV	CABLE TELEVISION
COMM	COMMUNICATIONS
EB	ELECTRICAL BOX
EVCS	ELECTRICAL VEHICLE CHARGING STATION
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DROP INLET
SL	SITE LIGHT
TELE	TELEPHONE
TYP	TYPICAL
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

DRAWING NAME: \\Bkf-rc\vol4\2021\211617.2882-2884_Sand_Hill\ENG\PLANNING\SHEETS\C1.0 – EXCOND.dwg
PLOT DATE: 07-17-24
PLOTTED BY: meyj

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STATE OF CALIFORNIA

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	10.03.2023 PLANNING SUBMITTAL
1	04.01.2024 PLANNING RESUBMITTAL
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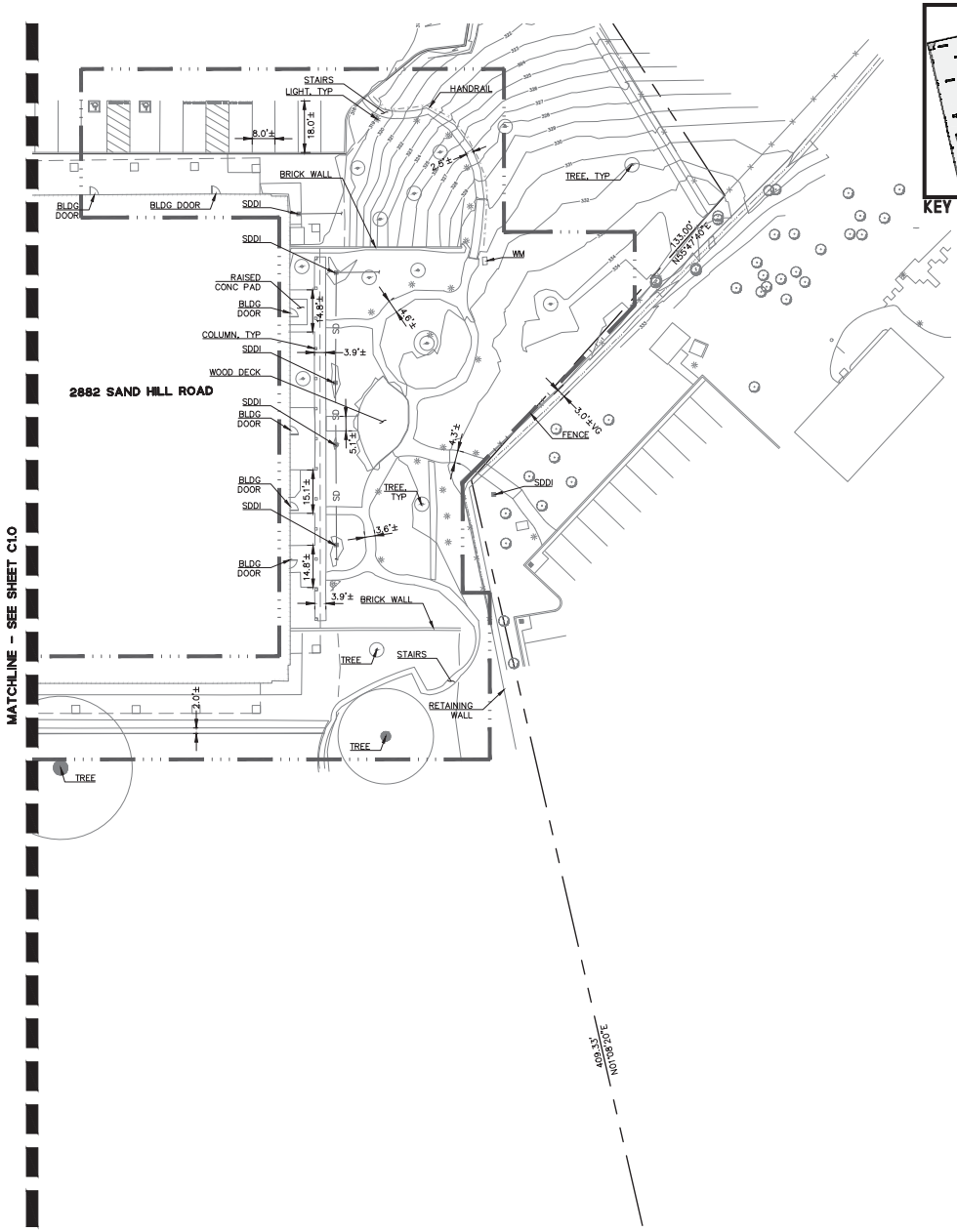
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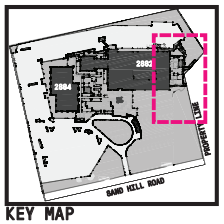
Phase
Architectural Control Permit
Job Number
C20211617-10

Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
NOT FOR CONSTRUCTION
C1.0

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KEY MAP

GRAPHIC SCALE
20 0 20 40

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LEGEND:

- LIMIT OF WORK
- TREE
- SITE LIGHT

ABBREVIATIONS:

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
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Issuance:

10.03.2023	PLANNING SUBMITTAL
1 04.01.2024	PLANNING RESUBMITTAL
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Date: 07.19.2024

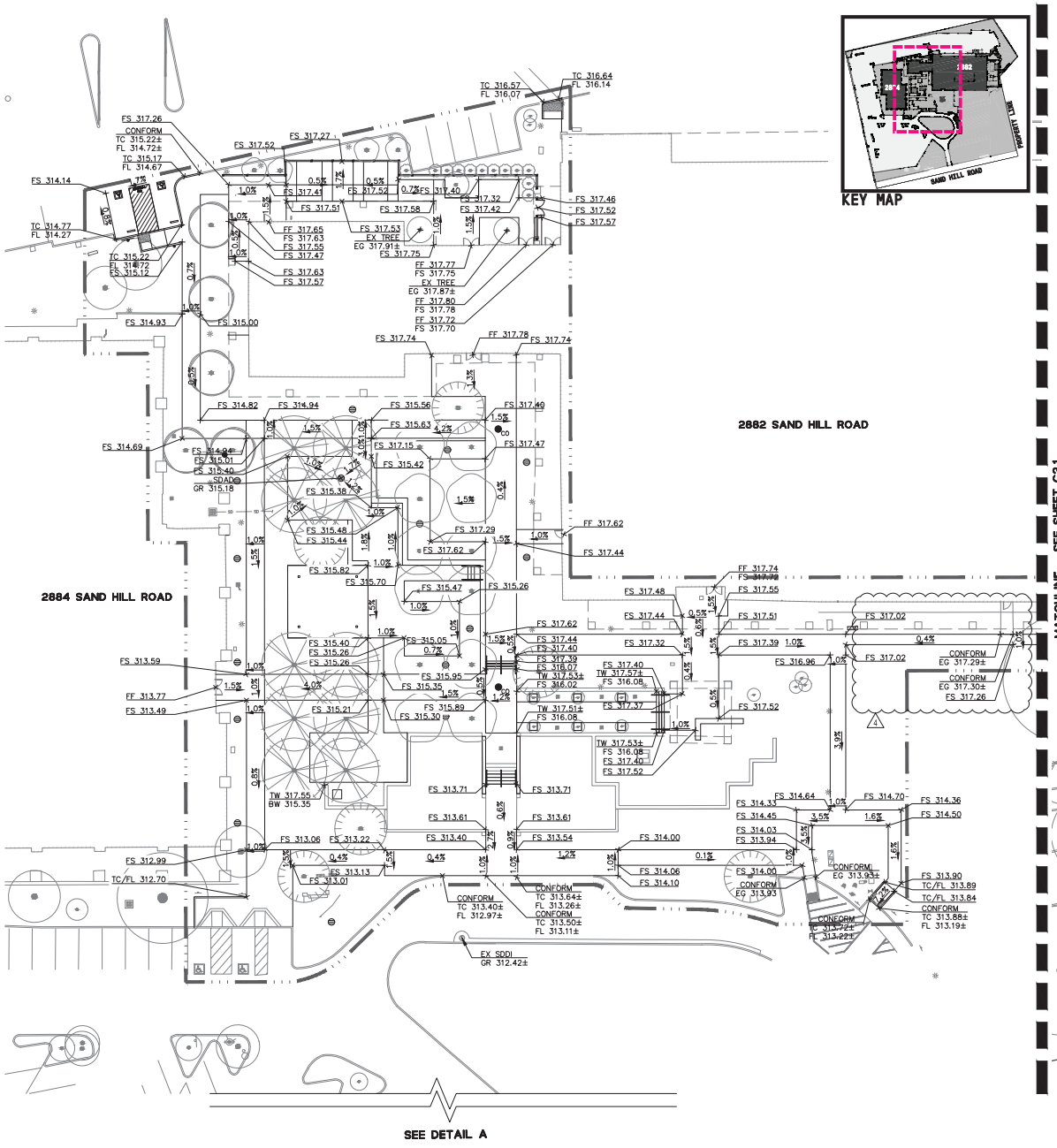
Phase
Architectural Control Permit
Job Number
C20211617-10

Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
NOT FOR CONSTRUCTION
1
C1.1

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DRAWING NAME: \\Bkf-rc\vol4\2021\211617_2882-2884_SandHill\ENG\PLANNING\SHEETS\C1.0 - EXCOND.dwg
PLOT DATE: 07-17-24 PLOTTED BY: meyj



GRAPHIC SCALE
20 0 20 40

NOTES:

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LEGEND:

	LIMIT OF WORK
EG 313.00	EXISTING GRADE
FS 313.00	PROPOSED GRADE
(1.0%)	EXISTING SLOPE
1.0%	PROPOSED SLOPE

ABBREVIATIONS:

BW	BOTTOM OF WALL
CC	CURB CUT
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GR	TOP OF GRATE
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DROP INLET
TC	TOP OF CURB
TW	TOP OF WALL
VIF	VERIFY IN FIELD

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Issuance:

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Phase
Architectural Control Permit
Job Number
C20211617-10

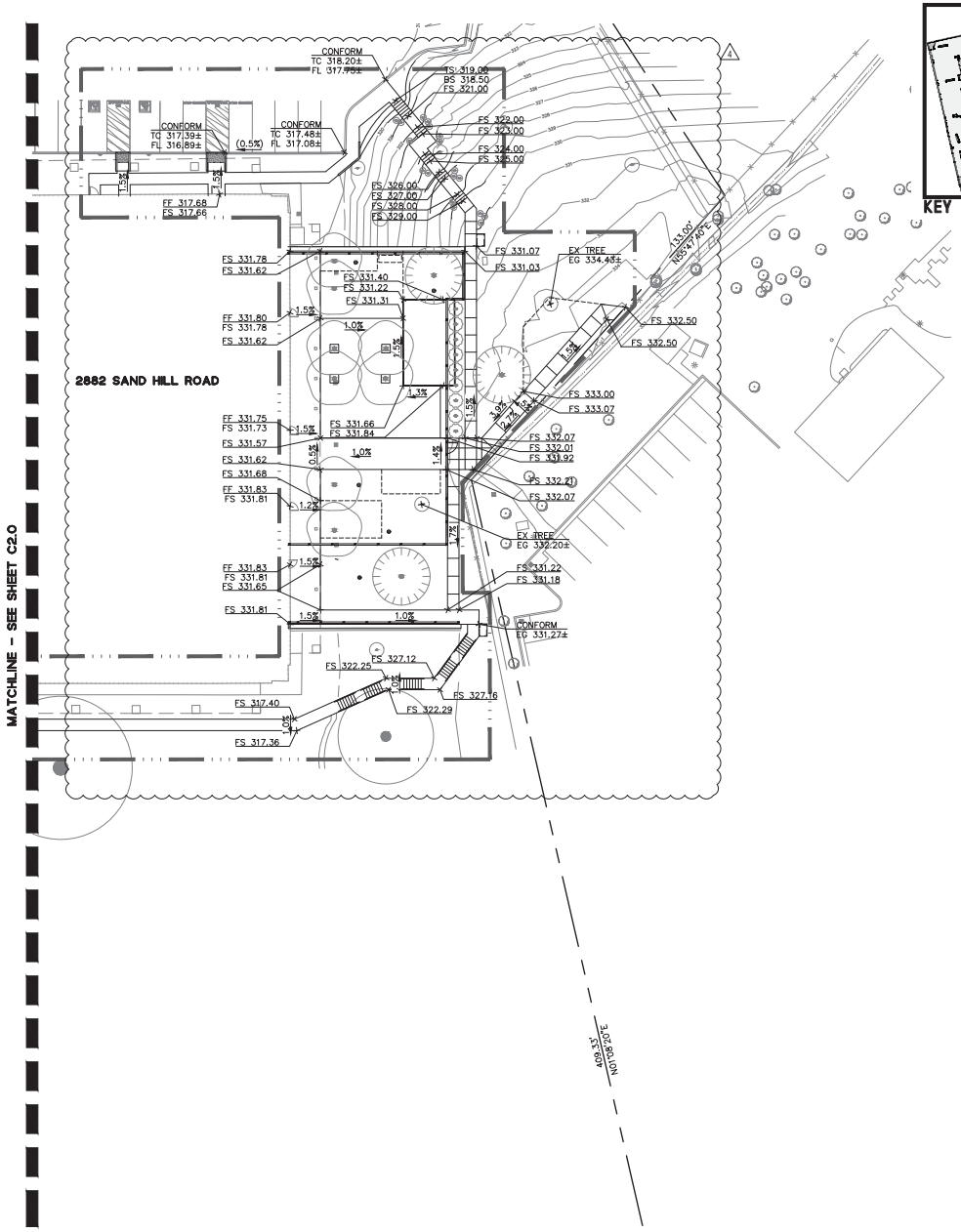
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GRADING AND DRAINAGE PLAN

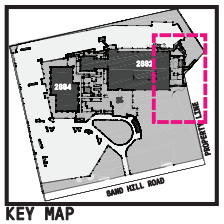
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C2.0

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PLOT DATE: 07-17-24
PLOTTED BY: mey j





KEY MAP

GRAPHIC SCALE
20 0 20 40

NOTES:

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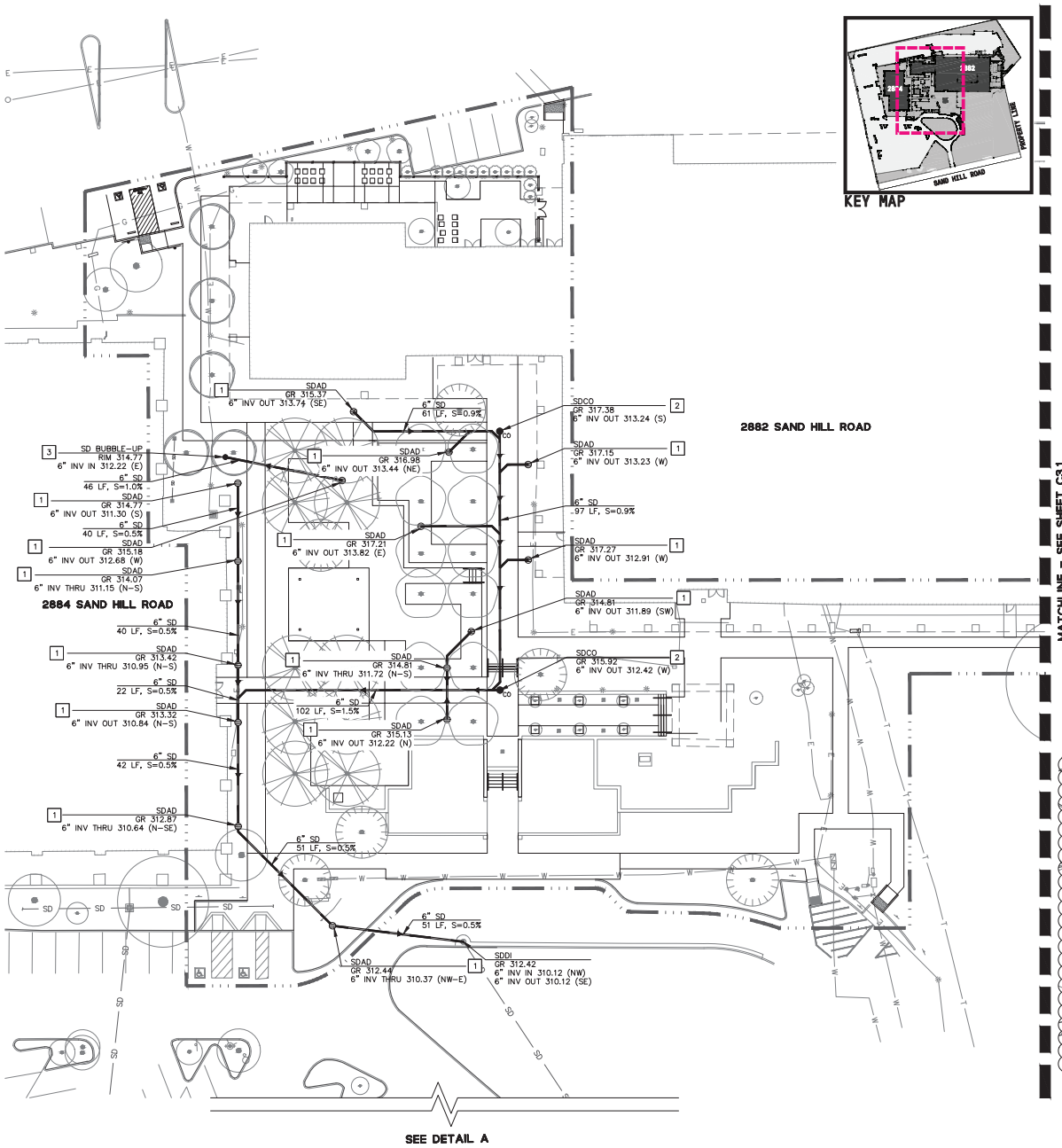
Phase
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Job Number
C20211617-10

Drawing Title
GRADING AND DRAINAGE PLAN

Drawing Number
NOT FOR CONSTRUCTION
1
C2.1

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PLOT DATE: 07-17-24
PLOTTED BY: meyj



KEY MAP

GRAPHIC SCALE
20 0 20 40

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LEGEND:

1	STORM DRAIN AREA DRAIN
2	STORM DRAIN CLEANOUT
3	STORM DRAIN BUBBLE-UP
4	STORM DRAIN OVERFLOW INLET
	LIMIT OF WORK

ABBREVIATIONS:

E	EAST
GR	TOP OF GRATE
INV	INVERT
LF	LINEAR FEET
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
RIM	RIM ELEVATION
S	SOUTH/SLOPE
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEAN OUT
SE	SOUTHEAST
SW	SOUTHWEST
VIF	VERIFY IN FIELD
W	WEST

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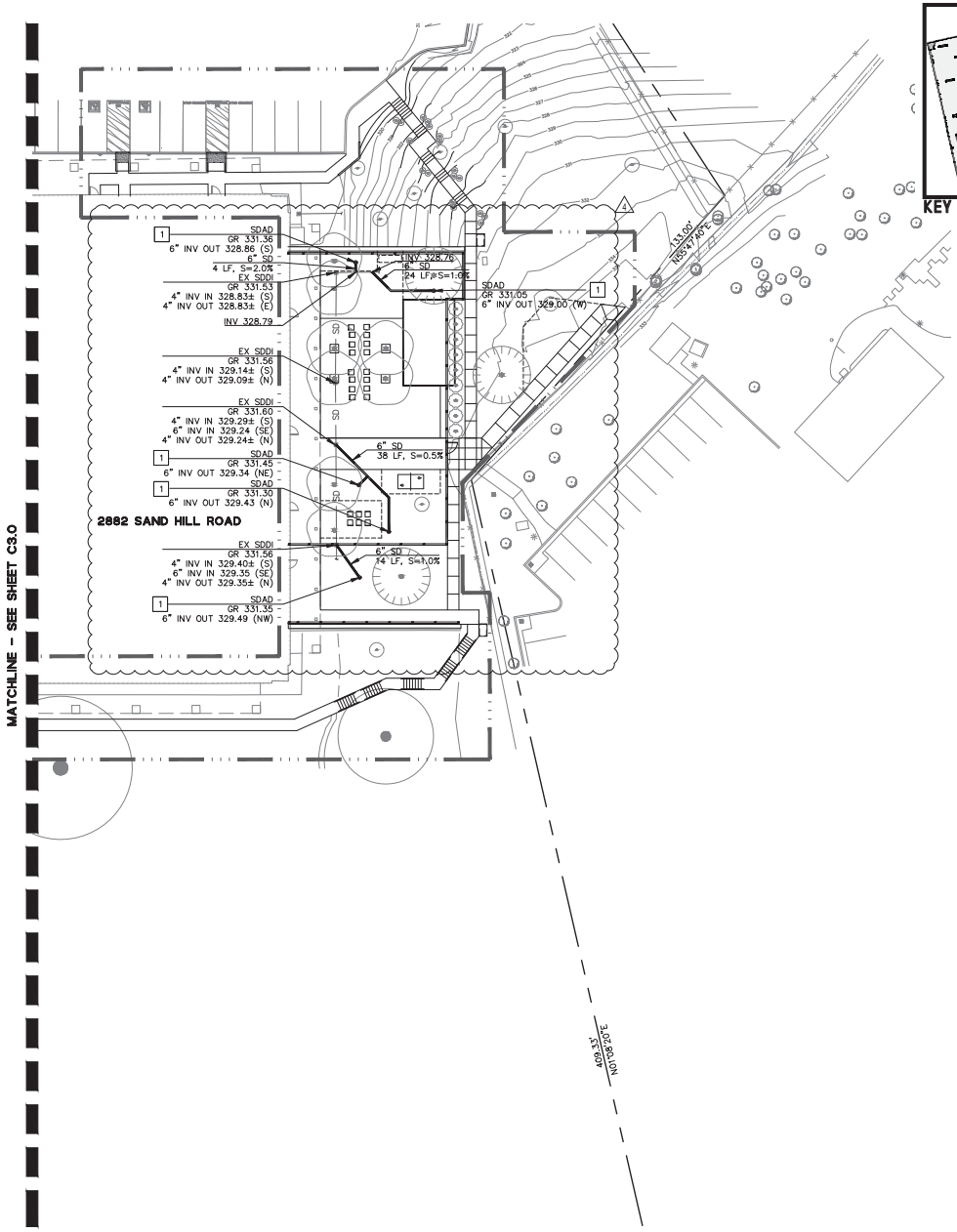
Phase
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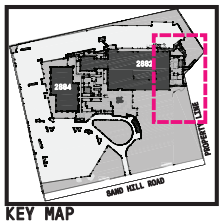
Drawing Title
UTILITY PLAN

Drawing Number
NOT FOR CONSTRUCTION
C3.0

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PLOT DATE: 07-17-24
PLOTTED BY: meyj





KEY MAP

GRAPHIC SCALE
20 0 20 40

NOTES:

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LEGEND:

1	STORM DRAIN AREA DRAIN
2	STORM DRAIN CLEANOUT
3	STORM DRAIN BUBBLE–UP
4	STORM DRAIN OVERFLOW INLET
	LIMIT OF WORK

ABBREVIATIONS:

E	EAST
GR	TOP OF GRATE
INV	INVERT
LF	LINEAR FEET
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
RIM	RIM ELEVATION
S	SOUTH/SLOPE
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEAN OUT
SE	SOUTHEAST
SW	SOUTHWEST
VIF	VERIFY IN FIELD
W	WEST

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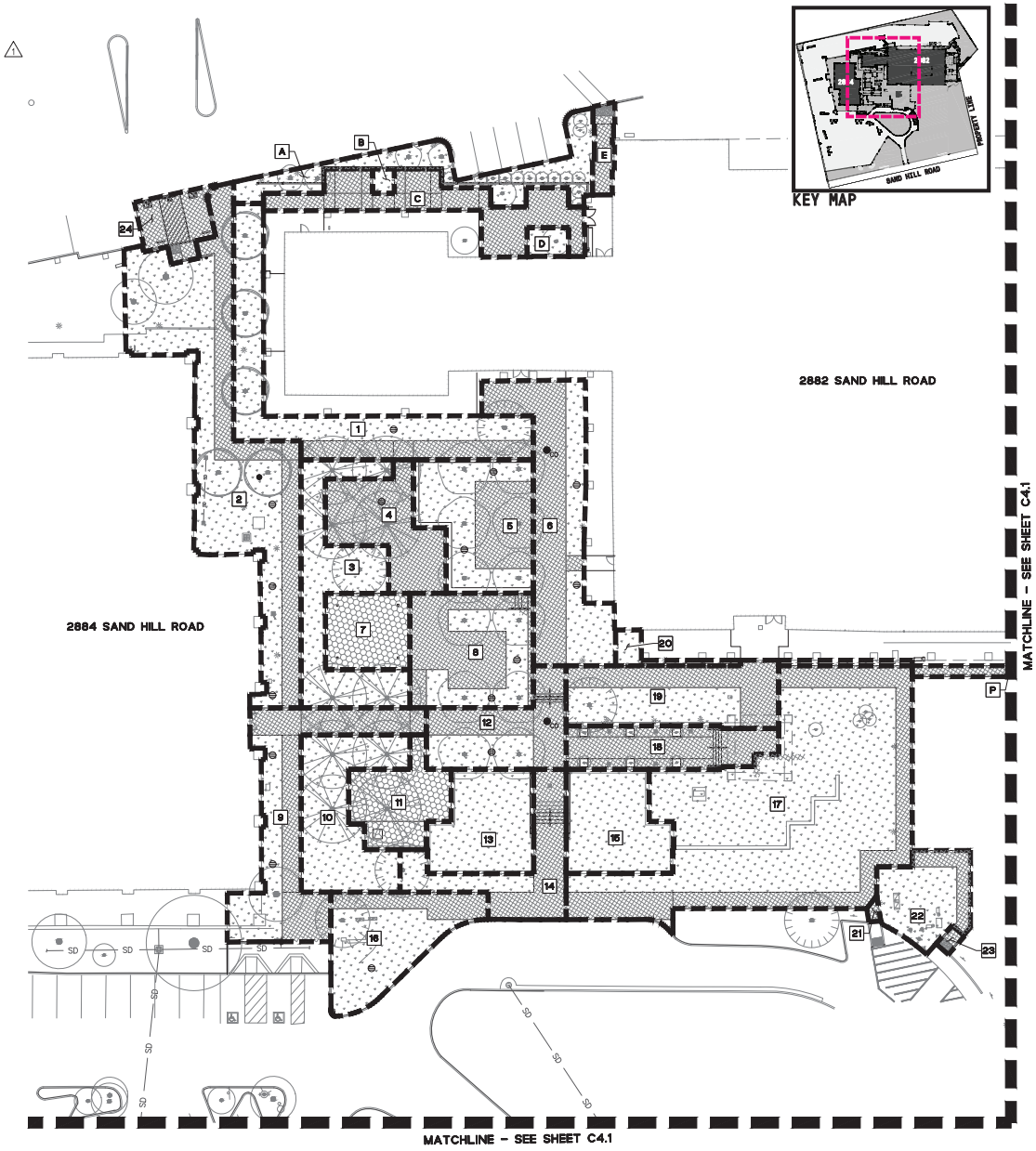
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UTILITY PLAN

Drawing Number
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PLOTTED BY: mayj



KEY MAP

GRAPHIC SCALE
20 0 20 40

NOTES:

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LEGEND:

- A — DRAINAGE MANAGEMENT AREA (DMA) ID
- LANDSCAPE, SLP
- PERVIOUS PAVEMENT, SLP
- DECOMPOSED GRANITE, SLP
- WOOD DECK, SLP
- IMPERVIOUS AREA TO BE TREATED IN–LIEU
- EXISTING IMPERVIOUS AREA TO BE TREATED IN–LIEU OF NON–LOCALLY TREATED IMPERVIOUS AREA
- BIORETENTION AREA
- DMA BOUNDARY

TREATMENT SUMMARY TABLE:

DMA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT CONTROL MEASURE
1	2,448	1,852	597	24	SEE DMA R	IN–LIEU
2	4,603	3,023	1,580	63	SEE DMA R	IN–LIEU
3	1,830	1,830	–	–	–	SELF–TREATING
4	1,289	–	1,289	52	SEE DMA R	IN–LIEU
5	1,867	961	906	36	SEE DMA R	IN–LIEU
6	2,485	954	1,531	61	SEE DMA R	IN–LIEU
7	867	867	–	–	–	SELF–TREATING
8	1,903	714	1,189	48	SEE DMA R	IN–LIEU
9	2,180	806	1,374	55	SEE DMA R	IN–LIEU
10	1,636	1,636	–	–	–	SELF–TREATING
11	1,035	1,035	–	–	–	SELF–TREATING
12	1,346	498	848	34	SEE DMA R	IN–LIEU
13	1,329	1,329	–	–	–	SELF–TREATING
14	1,249	423	825	33	SEE DMA R	IN–LIEU
15	1,332	1,332	–	–	–	SELF–TREATING
16	1,611	1,174	436	17	SEE DMA R	IN–LIEU
17	7,045	5,130	1,915	77	SEE DMA R	IN–LIEU
18	1,163	58	1,105	44	SEE DMA R	IN–LIEU
19	1,768	832	936	37	SEE DMA R	IN–LIEU
20	197	197	–	–	–	SELF–TREATING
21	31	–	31	1	SEE DMA R	IN–LIEU
22	996	747	249	10	SEE DMA R	IN–LIEU
23	54	–	54	2	SEE DMA R	IN–LIEU
24	567	–	567	23	SEE DMA R	IN–LIEU
A	1,329	1,261	68	3	SEE DMA R	IN–LIEU
B	72	72	–	–	–	SELF–TREATING
C	1,511	–	1,511	60	SEE DMA R	IN–LIEU
D	160	160	–	–	–	SELF–TREATING
E	247	–	247	10	SEE DMA R	IN–LIEU
F	1,989	580	1,409	56	SEE DMA R	IN–LIEU
G	139	139	–	–	–	SELF–TREATING
H	540	540	–	–	–	SELF–TREATING
I	833	368	465	19	SEE DMA R	IN–LIEU
J	564	296	268	11	SEE DMA R	IN–LIEU
K	249	–	249	10	SEE DMA R	IN–LIEU
L	633	408	225	9	SEE DMA R	IN–LIEU
M	1,150	1,150	–	–	–	SELF–TREATING
N	1,250	1,027	223	9	SEE DMA R	IN–LIEU
O	251	–	251	10	SEE DMA R	IN–LIEU
P	992	–	992	40	SEE DMA R	IN–LIEU
Q	953	–	953	38	SEE DMA R	IN–LIEU
TOTAL	53,693	31,399	22,294	892	–	–
R*	23,813	1,373	22,439	898	900	BIORETENTION

*PROPOSED IMPERVIOUS AREA IS TO BE TREATED IN–LIEU IN ALTERNATE DRAINAGE AREA DMA–R.

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PLOTTED BY: meyj

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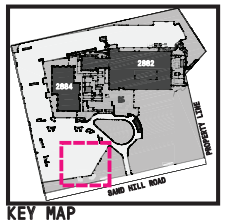
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STORMWATER MANAGEMENT PLAN

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KEY MAP

GRAPHIC SCALE

20 0 20 40

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- DMA BOUNDARY

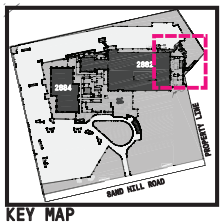
MATCHLINE - SEE SHEET C4.0

MATCHLINE - SEE SHEET C4.0

BIORETENTION AREA

2882 SAND HILL ROAD

133.00'
N55°47'40"E



KEY MAP

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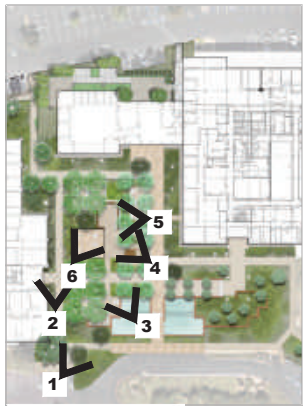
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KEY MAP



6. OUTDOOR AMENITIES 2



3. LANDSCAPE AT EXISTING FOUNTAIN 2



5. COURTYARD MAIN GATHER AREA ENTRY



2. COURTYARD PATHWAY



4. GATHERING AREA 2



1. COURTYARD ENTRY AT PARKING LOT

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LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 6067
Signature
Renewal Date
STATE OF CALIFORNIA

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VIEWS

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4. PRE-CAST RETAINING WALL W/ BENCH



3. SHADE STRUCTURE WITH LIGHTING



2. UNDERSTORY PLANTING - MIX 1



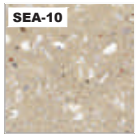
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12.THERMORY DECKING







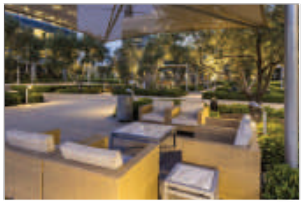
11. PAVING COLOR PALETTE



10. OAK GROVE



9. OLIVE GROVE



5. WELCOME GATHERING SPACE



6. FURNITURE - LANDSCAPE FORMS



7. FURNITURE - SITE PIECES



8. WHITE JACARANDA SPECIMEN



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MATERIAL PALETTE

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Appendix C – Tree Data

Table 1: Tree Information

Tree #	Status	Common Name	Botanical name	DBH	Canopy	Height	TPZ	SRZ	Observations and Defects
1899	S	Coast Redwood	Sequoia sempervirens	28	12	75	24	15	Full crown, Tag 1899. Tree to pre-approved for removal.
1900	S	Coast Redwood	Sequoia sempervirens	38	12	75	24	15	Full crown, Tag 1900. Tree to pre-approved for removal.
1901	S	Coast Redwood	Sequoia sempervirens	28	12	70	24	15	Full crown, small deadwood (1-3"), Tag 1901. Tree to pre-approved for removal.
1902	S	Sweetgum	Liquidambar styraciflua	12.5	15	35	15	9	Sun-killed, small deadwood (1-3"), Tag 1902, root present
1903	S	Sweetgum	Liquidambar styraciflua	13.5	15	35	15	9	Full crown, small deadwood (1-3"), Tag 1903
1904	S	Sweetgum	Liquidambar styraciflua	15	15	40	12	7	Full crown, pruning wounds, small deadwood (1-3"), Tag 1904, pruning root
1905	S	Sweetgum	Liquidambar styraciflua	16	15	50	12	9	Full crown, pruning wounds, small deadwood (1-3"), Tag 1905, dieback
1906	S	Japanese Maple	Acer palmatum	10	12	25	20	11	White mycelial, full crown, small deadwood (1-3"), Tag 1906, dieback, S, S, S, S, S
1907	S	Japanese Maple	Acer palmatum	25	12	25	20	11	White mycelial, full crown, small deadwood (1-3"), Tag 1907, dieback, S, S, S, S, S
1908	S	Cape Silver Tree	Leucadendron argenteum	4	5	20	5	3	Full crown, No Tag

Tree #	Status	Common Name	Botanical name	DBH	Canopy	Height	TPZ	SRZ	Observations and Defects
1911	S	Cape Silver Tree	Leucadendron argenteum	4	7	20	5	3	Full crown, No Tag
1912	S	Sweetgum	Liquidambar styraciflua	19	18	60	30	9	Full crown, No Tag
1913	S	Coast Redwood	Sequoia sempervirens	28	25	100	24	12	Full crown, No Tag
1914	S	Deodar Cedar	Cedrus deodara	8.5	10	50	6	4	Full crown, No Tag
1915	S	Deodar Cedar	Cedrus deodara	15	17	75	26	14	Full crown, No Tag
1916	S	Deodar Cedar	Cedrus deodara	11.5	15	80	25	14	Full crown, No Tag, can also be seen from 2010 photo
1917	S	Chinese Pistache	Pistacia chinensis	8	15	25	7	6	Full crown, small deadwood (1-3"), No Tag, leaves at base
1918	S	Coastal Live Oak	Quercus agrifolia	25.5	30	60	17	9	Full crown, small deadwood (1-3"), No Tag, leaves at base
1919	S	Crape Myrtle	Lagerstroemia indica	10	6	15	24	12	Full crown, No Tag, With symmet 1, 2, 2, 1, 1, 2, 2, 1, 1.5, 1.5, 1.5, 1.5, 1.5, 1.5, 1.5, 1.5
1920	S	Madrone Ash	Arbutus menziesii	19	6	15	24	12	Full crown, small deadwood (1-3"), No Tag
1921	S	Coastal Live Oak	Quercus agrifolia	45.5	40	85	49	19	Full crown, dieback bark, small deadwood (1-3"), No Tag, Woodpecker holes visible at about 5 ft
1922	S	Coast Redwood	Sequoia sempervirens	80.5	50	130	58	27	Full crown, small deadwood (1-3"), No Tag

Table 2: Tree Condition Ratings

#	Common Name	Botanical name	Health	Structure	Form	Condition	Protected
1899	Coast Redwood	Sequoia sempervirens	75%	80%	85%	Fair - 75%	Yes
1900	Coast Redwood	Sequoia sempervirens	75%	80%	85%	Fair - 75%	Yes
1901	Coast Redwood	Sequoia sempervirens	75%	85%	85%	Fair - 75%	Yes
1902	Sweetgum	Liquidambar styraciflua	50%	35%	70%	Fair - 70%	No
1903	Sweetgum	Liquidambar styraciflua	50%	80%	60%	Fair - 60%	Yes
1904	Sweetgum	Liquidambar styraciflua	50%	65%	65%	Fair - 60%	No
1905	Sweetgum	Liquidambar styraciflua	50%	65%	65%	Fair - 60%	No
1906	Japanese Maple	Acer palmatum	50%	70%	75%	Fair - 70%	No
1907	Japanese Maple	Acer palmatum	50%	70%	75%	Fair - 70%	No
1908	Cape Silver Tree	Leucadendron argenteum	50%	70%	70%	Fair - 70%	No
1909	Sweetgum	Liquidambar styraciflua	50%	70%	70%	Fair - 70%	Yes
1910	Deodar Cedar	Cedrus deodara	85%	85%	85%	Good - 85%	Yes
1911	Deodar Cedar	Cedrus deodara	80%	80%	80%	Good - 80%	Yes
1912	Deodar Cedar	Cedrus deodara	80%	80%	80%	Good - 80%	Yes
1913	Chinese Pistache	Pistacia chinensis	85%	80%	80%	Good - 80%	No
1914	Coastal Live Oak	Quercus agrifolia	85%	85%	85%	Good - 85%	Yes
1915	Cape Myrtle	Lagerstroemia indica	75%	85%	65%	Fair - 70%	Yes
1916	Madrone Ash	Arbutus menziesii	80%	75%	75%	Fair - 75%	Yes
1917	Coastal Live Oak	Quercus agrifolia	85%	80%	80%	Good - 80%	Yes
1918	Coast Redwood	Sequoia sempervirens	80%	70%	70%	Fair - 80%	Yes

Table 3: Tree Appraisal

#	Common Name	Condition	Diameter Calculation (in.)	Functional Limitation (%)	Protected Tree (Yes/No)	Remarks (Healthy)	Appraised Value ($)	Rounded Value ($)
1899	Coast Redwood	Fair - 75%	28	90	Yes	Yes (Previously approved)	$45,454.97	$45,455
1900	Coast Redwood	Fair - 75%	38	90	Yes	Yes (Previously approved)	$45,454.97	$45,455
1901	Coast Redwood	Fair - 75%	28	90	Yes	Yes (Previously approved)	$31,183.32	$31,183
1902	Sweetgum	Fair - 70%	12	80	No	Yes	$16,807.42	$16,808
1903	Sweetgum	Fair - 70%	13	80	No	Yes	$20,167.10	$20,168
1904	Sweetgum	Fair - 60%	15	70	No	No	$12,312.11	$12,312
1905	Sweetgum	Fair - 60%	16	70	No	Yes	$14,875.99	$14,876
1906	Japanese Maple	Fair - 70%	10	80	No	Yes	$10,371.16	$10,371
1907	Japanese Maple	Fair - 70%	25	80	No	Yes	$40,877.92	$40,878
1908	Cape Silver Tree	Fair - 75%	4	80	No	No	$1,291.61	$1,292
1911	Cape Silver Tree	Fair - 75%	4	80	No	No	$1,291.61	$1,292
1912	Sweetgum	Fair - 70%	19	80	No	No	$28,814.64	$28,815
1913	Coast Redwood	Good - 80%	28	90	Yes	No	$101,910.38	$101,910
1914	Deodar Cedar	Good - 85%	8.5	80	Yes	No	$4,363.90	$4,364
1915	Deodar Cedar	Good - 85%	15	80	Yes	No	$20,814.93	$20,815
1916	Deodar Cedar	Good - 85%	11.5	80	Yes	No	$10,611.84	$10,612
1917	Chinese Pistache	Good - 80%	8	80	Yes	Yes	$1,963.90	$1,964
1918	Coastal Live Oak	Good - 85%	25.5	80	Yes	No	$45,181.19	$45,181
1919	Crape Myrtle	Fair - 70%	10	70	Yes	No	$20,283.17	$20,283
1920	Madrone Ash	Fair - 75%	19	80	Yes	No	$41,284.16	$41,284
1921	Coastal Live Oak	Good - 85%	45	85	Yes	No	$117,902.16	$117,902
1922	Coast Redwood	Fair - 80%	80	80	Yes	No	$259,530.00	$259,530
						Appraised value for all trees to be removed:	$262,303.10	$262,303
						Appraised value for all trees (including pre-approved trees) to be removed:	$41,311.16	$41,309

Bold indicates removed, Red/Bold indicates removed heritage size.

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION. REPORT PREPARED BY DAVEY RESOURCE GROUP DATED FEBRUARY AND REVISED MAY 2024, ENCLOSED IN THIS RESUBMITTAL PACKAGE.

SANDHILL COMMONS

2882-2884 SANDHILL ROAD
MENLO PARK, CA
94025

Client

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Landscape Architect

swa

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LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6892
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Issuance:

1	10.03.2023 PLANNING SUBMITTAL
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3	05.13.2024 PLANNING RESUBMITTAL
4	06.21.2024 PLANNING RESUBMITTAL
5	07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

AS INDICATED

Drawing Title

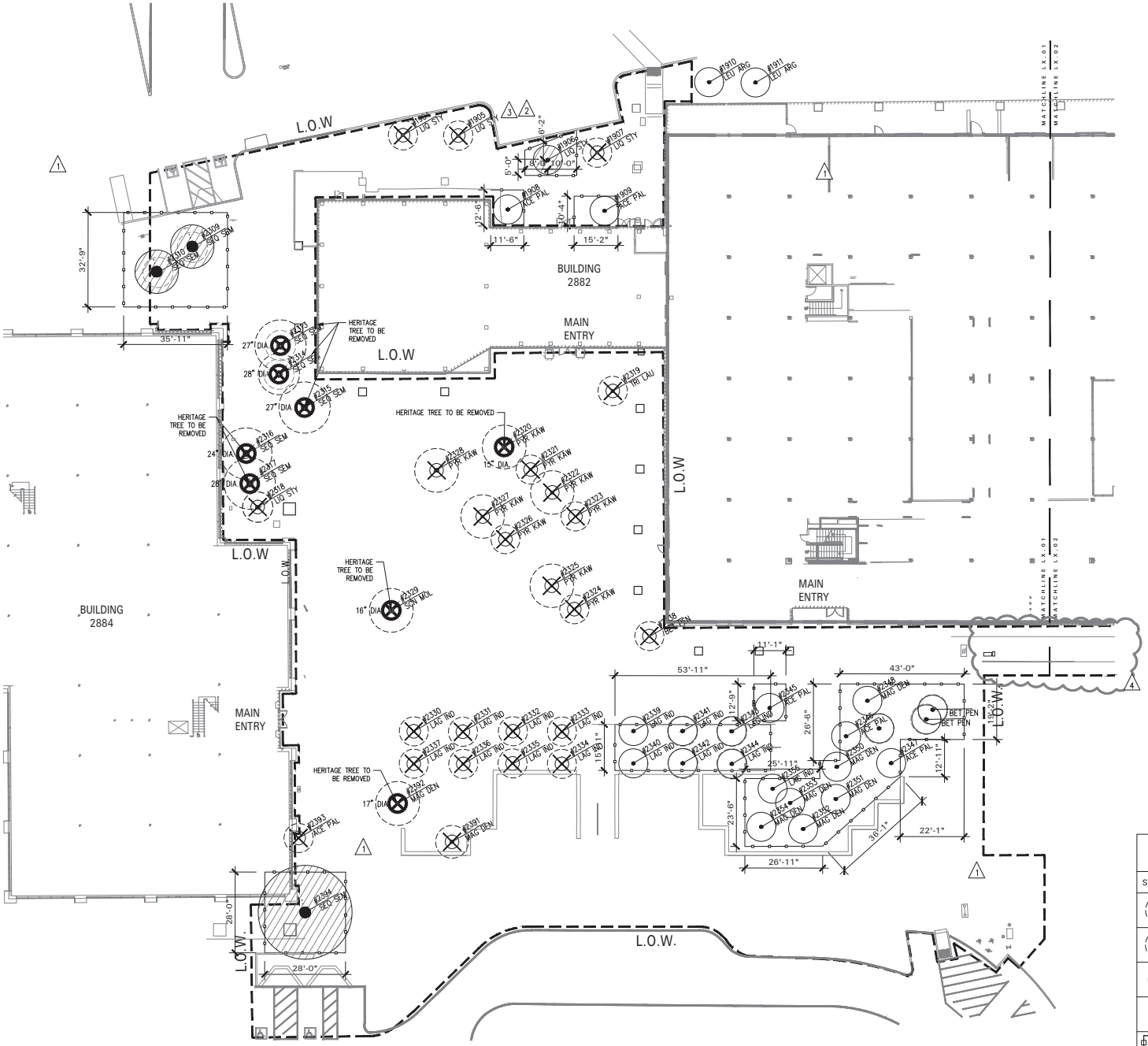
ARBORIST INVENTORY

Drawing Number

NOT FOR CONSTRUCTION

L0.03

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TREE PROTECTION & DEMOLITION

SYMBOL	BOTANICAL NAME	QUANTITY
	HERITAGE TREE TO BE REMOVED	8
	TREE TO BE REMOVED	24
	TREE TO REMAIN	32
	HERITAGE TREE TO REMAIN	5
	PROTECTION FENCING	–

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- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

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Scale
0 8' 16'
1/16" = 1'-0"

North

Drawing Title
TREE PROTECTION PLAN

Drawing Number
NOT FOR CONSTRUCTION
L0.04

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\DEMOLITION\L0.04 TREE PROTECTION PLAN.dwg | CADAMS |PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES

p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\DEMOLITION\L0.05 TREE PROTECTION PLAN.dwg | CADAMS |PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES

TREE PROTECTION NOTES & CONCLUSIONS FROM ARBORIST

Tree condition is important to evaluate before construction because healthy trees can better withstand construction impacts and partial root loss. In addition, it may not be of value to try to preserve trees in poor condition through construction when removal is a better option for the aesthetic value and health of the tree population as a whole.There are two considerations when evaluating tree root disturbance during construction; the removal of absorption roots and anchoring roots. Removal (or compaction in the area) of the feeder roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive root loss is dependent on its tolerance of drought, tree health, and the ability to form new roots quickly.

Recommendations for these trees are as follows:

- Tree numbers 1904, 1905, 1907, and 1917 are scheduled for removal based on the construction plans.
- Trees #1904-1905, 1907 are in the footprint of the expansion and paving and these will need to be removed.

No permit is required for the removal of these trees.

- Tree #1906 is about 6.5 ft from the proposed paving work and 6 ft from the fence posting. Impacts are expected to be moderate to high. For this tree, the tree protection zone should be installed along the furthest extent of the existing paving instead of the dripline of the tree and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal. If the tree needs to be removed, a permit is required for the removal of this tree.

TREE PROTECTION NOTES & CONCLUSIONS (CONTINUED)

- Trees #1900, 1902, and 1899 are all heritage trees with tree tag numbers #2313-2315. These trees have been approved for removal in a previous report dated September 2022.
- Trees #1908-1909 will be about 4-5 ft. from the proposed work. Impacts are expected to be moderate. For these trees, the tree protection zone should be installed along the furthest extent of the existing paving Instead of the dripline of the tree and can be grouped together. The fencing should only be moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Trees #1910-1911 are over 10 ft. away from the proposed work. Impacts are expected to be low to moderate. The tree protection zone fencing should be installed along the dripline of the trees and can be grouped together.
- Trees #1912-1915 will have a nearby existing pathway replaced. Impacts are expected to be low to moderate. The tree protection zone fencing should be installed along the dripline of the trees and can be grouped together and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools

and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.

- Tree #1917 is about 4 ft. from the proposed paving work. Impacts are expected to be high. Removal of the tree is recommended. No permit is required for the removal of the tree.

TREE PROTECTION NOTES & CONCLUSIONS (CONTINUED)

- Tree #1916 will be about 3 ft away from the new paving. The paving material will be decomposed granite which will allow for less impaction. The tree protection should be installed to the dripline and moved in during the paving process. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Tree #1918 is about 6 ft. away from the proposed paving work. A decorative fence is scheduled to be installed within the TPZ. Since the foundation is going to be pillar-style footings, the risk to the TPZ is reduced. Impacts are expected to be moderate. Tree protection fencing should be installed along the dripline of the tree and only moved when work is to occur within the TPZ. Once the fencing is installed, any excavation or grading

within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.

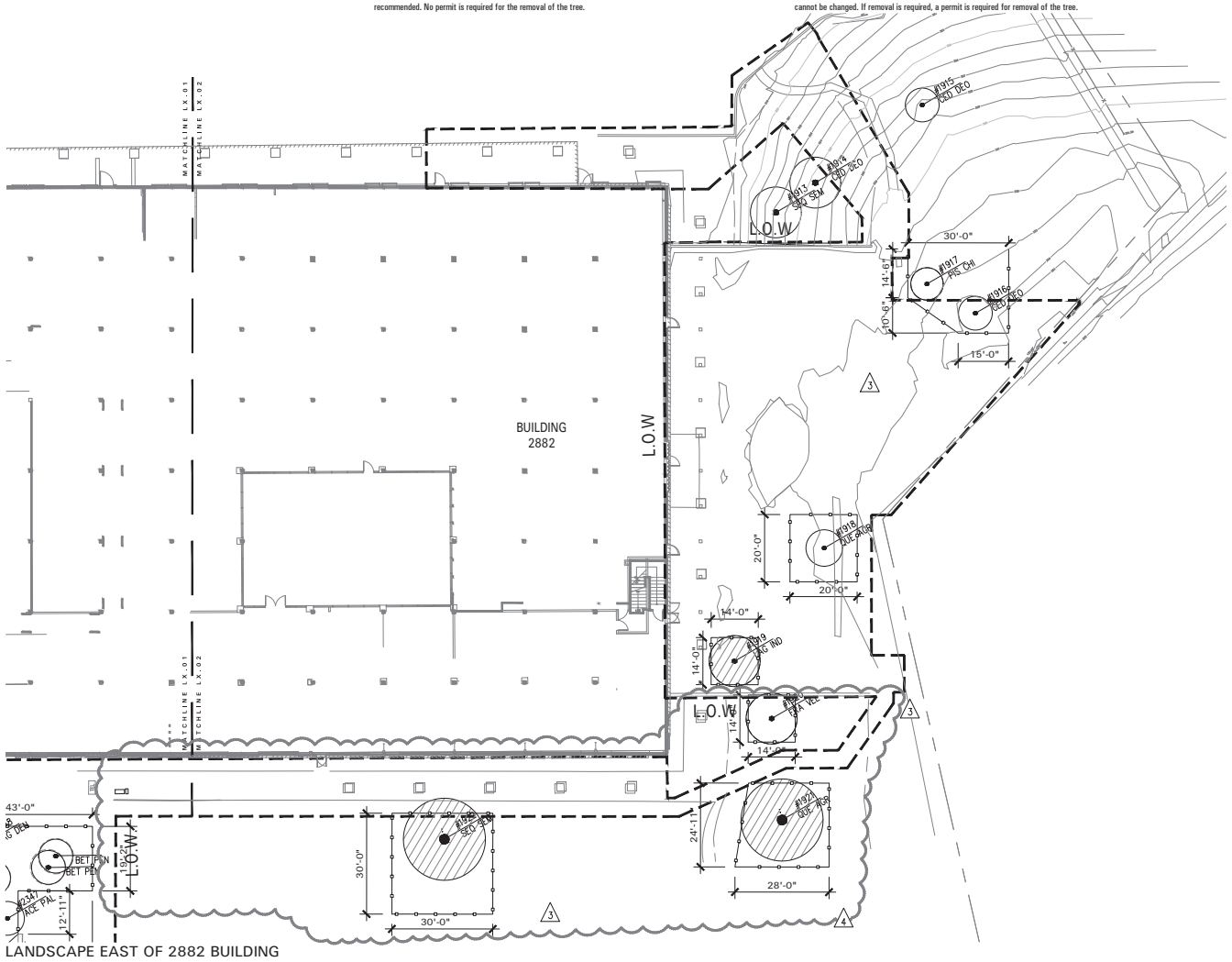
- Tree #1919 is about 5 ft. from the proposed new walkway. Tree number 1919 is also rated as poor due to structure and form. Impacts are expected to be high. Exploratory trenching with hand tools should be done to determine the root quantity and size in the area. Tree protection fencing should be installed along the TPZ and moved in when excavation is to occur in the TPZ, and moved to the farthest extent possible when

excavation is complete. Any excavation that occurs within the TPZ should be done under arborist supervision. Any roots over 2-inches in diameter should only be removed with the approval of the onsite arborist, they should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal if design plans cannot be changed. If removal is required, a permit is required for removal of the tree.

TREE PROTECTION NOTES & CONCLUSIONS (CONTINUED)

- Trees #1920-1922 are about 8 ft. and further away from the proposed work. Impacts are expected to range from low to moderate. The tree protection zone should be installed along the dripline of the trees and can be grouped together and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Any tree indicated in Appendix C, Table 2 that was identified as a heritage tree will require a permit if that tree is to be removed.
- Based on the tree appraisal, the value for the value for all trees to be removed is $41,311.21 or an adjusted $41,300.00.
- No intrusion whatsoever may occur to the SRZ of any tree to be retained. Please refer to Appendix C, Table 1 for SRZ and TPZ measurements. Any tree with impacts to the TPZ is recommended for removal or must be monitored by a consulting arborist during excavation or compaction.
- If the client wishes to retain trees that have construction occurring in the TPZ, the work must be done under the supervision of the onsite arborist.
- Due to the sensitive nature of working within the TPZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- All trees to be retained should be protected with chain link tree protection fencing. The ideal location for the fence is outside or along the TPZ which is calculated as 10 times the diameter measured at 4.5 ft from grade, according to the City of Menlo Park's municipal code, listed in Appendix C, Table 1. At a minimum, tree protection fencing can alternatively be placed at the furthest extent of the tree drip line. If no other alternative exists, fencing should be placed at the furthest extent of construction and moved outward as construction is completed.
- TPZ fencing should be 6 feet in height, and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 2 feet of the trunk. Fence posts should be 2-inch in diameter and galvanized, and installed 2 feet below grade. Posts may be movable rather than below grade and may not be spaced more than 10 feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA Registered Consulting Arborist is recommended at monthly intervals.
- Applying a 4-inch layer of wood chip mulch within the TPZ of trees in the work area, particularly if the entire TPZ cannot be fenced due to construction, is a best practice that is highly recommended. This aids in reducing the impact of soil compaction from foot traffic and/or heavy equipment during the upcoming construction activities. Mulch also aids the soil in water retention and also helps insulate the soil from hot and cold weather extremes.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate soil.
- If the excavation damages any irrigation system, it should be inspected and repaired by a qualified irrigation technician.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers before any disturbance at the site.



LANDSCAPE EAST OF 2882 BUILDING

TREE PROTECTION & DEMOLITION

SYMBOL	BOTANICAL NAME	QUANTITY
	HERITAGE TREE TO BE REMOVED	8
	TREE TO BE REMOVED	24
	TREE TO REMAIN	32
	HERITAGE TREE TO REMAIN	5
	PROTECTION FENCING	–

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- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 8' 16'
1/16" = 1'-0"

North

Drawing Title

TREE PROTECTION PLAN

Drawing Number

NOT FOR CONSTRUCTION

L0.05

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\LAYOUT\L1.00 MATERIAL SCHEDULE AND NOTES.dwg | PHOTOSHOPUSER | PREVIOUS PAPER SIZE (24.00 X

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND FLOOR PLANS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LANDSCAPE SCOPE.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRESIDENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESIDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARY, AS SHOWN.
3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS
4. PROVIDE HEADER TO SEPERATE ALL SHRUB AND GROUND COVER PLANTING AREAS FROM LAWN PLANTING AREAS.
5. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.
6. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PROIR TO FINAL INSTALLATION.
7. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
9. FINISH ALL PLANTERS WITH 3" WOOD MULCH

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.

SEE ACCESSIBILITY NOTES ON SHEET G0.03

SEE TREE PROTECTION NOTES ON SHEET L0.04 & L0.05

ABBREVIATIONS

BLDG	BUILDING	PGR	PER GEOTECHNICAL RECOMMENDATIONS
BIO	BIORETENTION	R	RADIUS
BC	BOTTOM OF CURB	SIM	SIMILAR
BW	BOTTOM OF WALL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
CIP	CAST-IN-PLACE	S.C.D.	SEE CIVIL DRAWINGS
CL	CENTER LINE	S.E.D.	SEE ELECTRICAL DRAWINGS
CONC	CONCRETE	SJ	SCORE JOINT
DIA	DIAMETER	SQ	SQUARE
(E)	EXISTING	SS	STAINLESS STEEL
EQ	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EJ	EXPANSION JOINT	SSMH	SANITARY SEWER MANHOLE
FFE	FINISH FLOOR ELEVATION	SSWR	SANITARY SEWER
FG	FINISH GRADE	TBD	TO BE DETERMINED
GAL	GALLON	TYP	TYPICAL
HDR	HEADER	TC	TOP OF CURB
HP	HIGH POINT	TW	TOP OF WALL
LOW	LIMIT OF WORK	VIF	VERIFY IN FIELD
LP	LOW POINT		
O.C.	ON CENTER		
OCEW	ON CENTER EACH WAY		
PA	PLANTING AREA		

PAVING SCHEDULE - BASE BID

SYMBOL	KEY	ITEM	SUPPLIER	MATL./PROD.	SIZE	COLOR	FINISH	REMARK	DETAIL
	P1	PEDESTRIAN UNIT PAVERS – PAVER A	STEPSTONE, INC	LARGE SCALE CALARC	6"X36"X2¼"	GRENADA WHITE	MED-SANDBLAST	MFR. REP CONTACT: DAVID CAROL 408 499 8658 SAND SET PAVERS, USE POLYMERIC SAND JOINTS. INSTALLATION PER ICPI STANDARDS. ⅛" SPACERS BY PAVERHELP.COM CONTRACTOR TO PROVIDE 5'X5' MOCK UP FOR REVIEW BY LANDSCAPE ARCHITECT *IN LIEU OF BASE BID P1*	02 L6.01
		PEDESTRIAN UNIT PAVERS – PAVER B	STEPSTONE, INC	LARGE SCALE CALARC	6"X36"X2¼"	ALMOND	MED-SANDBLAST		
		PEDESTRIAN UNIT PAVERS – PAVER C	STEPSTONE, INC	LARGE SCALE CALARC	6"X36"X2¼"	50% FRENCH GR. 50% ADOBE	MED-SANDBLAST		
	P1M	MORTAR SET CONCRETE UNIT PAVERS	STEPSTONE, INC	SAME AS P1	SAME AS P1	SAME AS P1	SAME AS P1	MORTAR SET PAVERS, ALL OTHER REMARKS SEE P1	03 L6.01
	P2	GRANITECRETE PAVING	GRANITECRETE	GRANITECRETE	3" DEPTH	SONORA ADOBE		GRANITECRETE IS ALL-WEATHER ADA COMPLIANT	01 L6.02
	P2A	NON-STABILIZED DECOMPOSED GRANITE	TMT ENTERPRISES, LYNGSO, OR PBM	DECOMPOSED GRANITE	3" DEPTH	COLOR TO MATCH GRANITECRETE	STABILIZER FREE		01 L6.02
	P3	DECORATIVE COBBLE	LYNGSO GARDEN	LIN CREEK PEBBLES	1 1/2" DIA.	–		CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW	05 L6.03
	P4	PERMEABLE PAVING PROVIDE AS BID ALTERNATE	STEPSTONE, INC	NARROW MODULAR	3"X24"X4"	50% ALMOND 30% FRENCH GR. 30% ADOBE	MED-SANDBLAST	MFR. REP CONTACT: DAVID CAROL 408 499 8658 SEE DETAIL, INSTALLATION PER ICPI STANDARDS. ⅛" SPACERS BY PAVERHELP.COM CONTRACTOR TO PROVIDE 5'X5' MOCK UP FOR REVIEW BY LANDSCAPE ARCHITECT *IN LIEU OF BASE BID P4*	08 L6.01
			PERMALOC	ALUMINUM PAVER RESTRAIN	⅛"X1⅛"X8'	BRONZE	DURAFLEX COATING		
			CALSTONE	FINE #9 PERMEABLE PAVER JOINT ROCK	⅜" DIA.	NATURAL	–		
	P5	CONCRETE PATHS	DAVIS	CAST-IN-PLACE CONCRETE	PER DETAILS	WHITE INTEGRAL COLOR – DAVIS 970	TOP CAST 03	JOINTING PER PLAN, TOP SEED WITH 3/16 DESERT GOLD GRANITE AGGREGATES FROM LYNGO GARDEN. RATE TO BE DETERMINED THROUGH MOCK UP PROCESS	01 L6.03
	P6	STEEL HEADER	J.D. RUSSELL & CO	DURAEDGE STEEL HEADER	3/16" THK. X 6" HGT.	–	WEATHERED FINISH	ROLLTOP	07 L6.03
1	P7	WOOD DECK	THERMORY	BENCHMARK THERMALLY MODIFIED ASH	5/4 X 6	–	CUTEK CLEAR SEALER	PROVIDE GEM PROFILE. CONTRACTOR TO SUBMIT FULL SHOP DRAWING TO LANDSCAPE ARCHITECT FOR REVIEW	01-07 L6.08

*NOTE: CONTRACTOR TO PROVIDE 5'X5' MOCK UP FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

WALL SCHEDULE

SYMBOL	KEY	ITEM	SUPPLIER	MATL./PROD.	SIZE	COLOR	FINISH	REMARK	DETAIL
	W1	CAST-IN-PLACE RETAINING WALL	BY CONTRACTOR	REINFORCED CAST-IN-PLACE CONCRETE	PER DETAILS	WHITE INTEGRAL COLOR – DAVIS 970	TOPCAST #3 OR EQUIV. VAPORBLAST	–	01 L6.05
	W2	CAST-IN-PLACE RETAINING WALL	BY CONTRACTOR	REINFORCED CAST-IN-PLACE CONCRETE	PER DETAILS	WHITE INTEGRAL COLOR – DAVIS 970	TOPCAST #3 OR EQUIV. VAPORBLAST	–	03 L6.04
	S1	PRE-CAST STAIR TREADS	QCP	CUSTOM, SRC CONCRETE	PER DETAIL	FRENCH GRAY	CRAFTSMAN'S ETCH	INLAID CONTRASTING BAND OF NATURAL COLOR PRECAST @ NOSING, TYP. EACH TREAD	01 L6.04
	S2	PRE-CAST STAIR TREADS	QCP	CUSTOM, SRC CONCRETE	PER DETAIL	FRENCH GRAY	CRAFTSMAN'S ETCH	INLAID CONTRASTING BAND OF NATURAL COLOR PRECAST @ NOSING, TYP. EACH TREAD. 6' WIDE MODULES, TYP.	01 L6.04
	S3	CAST-IN-PLACE CONCRETE STAIRS	BY CONTRACTOR	CIP CONCRETE	PER PLANS & DETAIL	NATURAL GREY	MEDIUM BROOM	CONTRASTING PAINTED BAND @ NOSING AS PER DETAIL. TO COMPLY WITH CBC AND ADA	01 L6.10

*NOTE: CONTRACTOR TO PROVIDE WALL MOCK UPS AS INDICATED IN DIVISION 03 SPECIFICATIONS.

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No. 6892
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Job Number
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Scale **North**

AS INDICATED

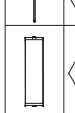
Drawing Title
MATERIAL SCHEDULE AND NOTES

Drawing Number
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L1.00

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FEATURE & AMENITY SCHEDULE

SYMBOL	KEY	ITEM	SUPPLIER	MATL./PROD.	SIZE	COLOR	FINISH	QUANTITY/REMARKS	DETAIL
	F1	CUSTOM BENCH	SITE PIECES, CONTACT J. DANIEL	ALUM. STRUCTURE	SEE DETAILS	TO MATCH TRELLIS COLOR	POWDERCOAT BY SITE PIECES	MOUNTS TO WALL AS PER DETAILS. CONTRACTOR TO PROVIDE 3' LONG, FULL HEIGHT/WIDTH MOCKUP FOR REVIEW PRIOR TO CONSTRUCTION	1,2 / L6.06
			THERMORY	BENCHMARK ASH	SEE DETAILS	NATURAL	CUTEK – UV PROTECTIVE OIL		
	F2	CUSTOM BENCH AND WALL	SITE PIECES, CONTACT J. DANIEL	ALUM. STRUCTURE	SEE DETAILS	TO MATCH TRELLIS COLOR	POWDERCOAT BY SITE PIECES	UNDERLYING WALL TO MATCH MATERIAL AND FINISH AS W1. SEE DETAILS. CONTRACTOR TO PROVIDE 3' LONG, FULL HEIGHT/WIDTH MOCKUP FOR REVIEW PRIOR TO CONSTRUCTION	1,3,4 / L6.06
			THERMORY	BENCHMARK ASH	2X6"(12) UNITS, SEE PLAN FOR LENGTH	NATURAL	CUTEK – UV PROTECTIVE OIL		
			WALL TO MATCH W1	REINFORCED CAST-IN-PLACE CONCRETE	SEE PLANS AND DETAILS	TO MATCH W1	TO MATCH W1		
	F3	MONOLINE STANDARD BIKE RACK (5)	SITE PIECES	GALVANIZED STEEL	MONOLINE STANDARD	DARK BRONZE	POWDER COAT	–	05 / L6.03
	F4	HAND RAILS	CUSTOM	PAINTED STEEL	PER PLAN	DARK BRONZE	TNEMEC 1095-ENDURASHIELD FINISH COAT	USE TNEMEC 3-COAT (ZN/URETHANE/FLUOROPOLYMER) HIGH ENDURANCE SYSTEM. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS.	01 / L6.04
	F5A	WESTERN SHADE STRUCTURE	CUSTOM BY CONTRACTOR	PAINTED STEEL	SEE DETAILS	DARK BRONZE	TNEMEC 1095-ENDURASHIELD FINISH COAT	USE TNEMEC 3-COAT (ZN/URETHANE/FLUOROPOLYMER) HIGH ENDURANCE SYSTEM ON ALL STEEL. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS. SEE ELEC. DRAWINGS FOR ELECTRICAL CONNECTIONS. INCLUDE (4) INTEGRATED GFCI 1-GANG RECEPTACLES SEE LIGHTING SCHEDULES F	01 / L6.07
	F5B	EASTERN SHADE STRUCTURE	THERMORY	BENCHMARK ASH	SEE DETAILS	NATURAL	CUTEK – UV PROTECTIVE OIL		
	F6	FENCE	CUSTOM	PAINTED STEEL / BENCHMARK ASH	PER PLAN AND DETAILS	DARK BRONZE / NATURAL WOOD	TNEMEC 1095-ENDURASHIELD FINISH COAT / CUTEK CLEAR SEALER	USE TNEMEC 3-COAT (ZN/URETHANE/FLUOROPOLYMER) HIGH ENDURANCE SYSTEM. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS.	01 / L6.09
	F7t	WORKSTATION TABLES	LANDSCAPE FORMS	GO TABLE	30"X114"X40.5" / 30"X114"X20"	NUTMEG	POWDER COATED	QUANTITY: 3 – LOW SHEEN METAL TABLES, (2) STANDING HEIGHT TABLES/ (1) ADA DINING HEIGHT TABLE, ANCHORED AND NO CANOPY, ALL 3 TABLES TO HAVE ELECTRICAL CONNECTION AND GFCI RECEPTACLES, S.E.D. *SEE F8s FOR ASSOCIATED WORKSTATION SEATING C	03 / L6.05
	F7s	WORKSTATION SEATING	LANDSCAPE FORMS	CHIPMAN SEATING	19x22x35" STOOL/ 22x2033" CHAIR	NUTMEG	POWDER COATED	QUANTITY: 12 STOOLS FOR BAR HEIGHT GO-TABLES 5 CHAIRS FOR ADA-ACCESSIBLE DINING HEIGHT TABLE	03 / L6.05
	F8	GUARDRAIL	CUSTOM	PAINTED STEEL/BENCHMARK ASH	PER PLAN AND DETAILS	DARK BRONZE/ NATURAL WOOD	TNEMEC 1095-ENDURASHIELD FINISH COAT/ CUTEK CLEAR SEALER	USE TNEMEC 3-COAT (ZN/URETHANE/FLUOROPOLYMER) HIGH ENDURANCE SYSTEM. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS.	03 / L6.09
	F9	PING PONG TABLE	SITE PIECES	ALUMINUM	108" x 62" x 36"H	DARK BRONZE	POWDER COATED		03 / L6.11

FURNITURE SCHEDULE

SYMBOL	KEY	ITEM	SUPPLIER	MATL./PROD.	SIZE	COLOR	FINISH	REMARK	DETAIL
	FN1A	DINING TABLE 1	TRUEFORM CONCRETE	CONCRETE/ TBL-ARENA-DIN-PARENT	156X48"	LINEN	FOUNDRY	QUANTITY: 3. CONTRACTOR TO PROVIDE PER UNIT COST.	01 / L6.11
	FN1B	DINING TABLE 2	TRUEFORM CONCRETE	CONCRETE/ MESA DINING TABLE	72X59"	LINEN	FOUNDRY	QUANTITY: 1. CONTRACTOR TO PROVIDE PER UNIT COST.	01 / L6.11
	F2	OUTDOOR SOFA	RESORATION HARDWARE	AEGEAN TEAK SOFA	112"W x 33.5"D x 24.5"H	FOG	NATURAL TEAK	QUANTITY 4 – CONTRACTOR TO PROVIDE PER UNIT COST.	02 / L6.11

LIGHTING FIXTURE SCHEDULE

SYMBOL	KEY	DESCRIPTION	SUPPLIER	MATERIAL	SIZE	COLOR	FINISH	REMARK	DETAIL
	L1	77218 LED – COURTYARD BOLLARDS	BEGA	ALUMINUM	6"x27"	BLACK	STANDARD BEGA	DIRECT BURIAL ANCHOR POST 2700K	1/L7.03
	L2	33017+K3 LED RECESSED WALL LUMINARIES	BEGA	ALUMINUM	6.5 x 2.5	BLACK	POLYESTER POWDER COATED	2700K	2/L7.03
	L3	TREE UPLIGHT: F080-15-HO-279-K-H-C	ECOSENSE	–	8.13"	–	–	2700K	3/L7.03
	L4	MOUNTED DOWNLIGHT 24 404 AT SHADE STRUCTURE	BEGA	GALVANIZED STEEL	3"X4"	DARK BRONZE	BEGA UNIDURE FINISH	2700K	4/L7.03
	L5	POLE LIGHT 88 164	BEGA	ALUMINUM ALLOY	14'-0" POLE	BLACK	BEGA STANDARD MATTE	3000K	5/L7.03

*LIGHTING PRODUCT CUTSHEETS ON L7.03

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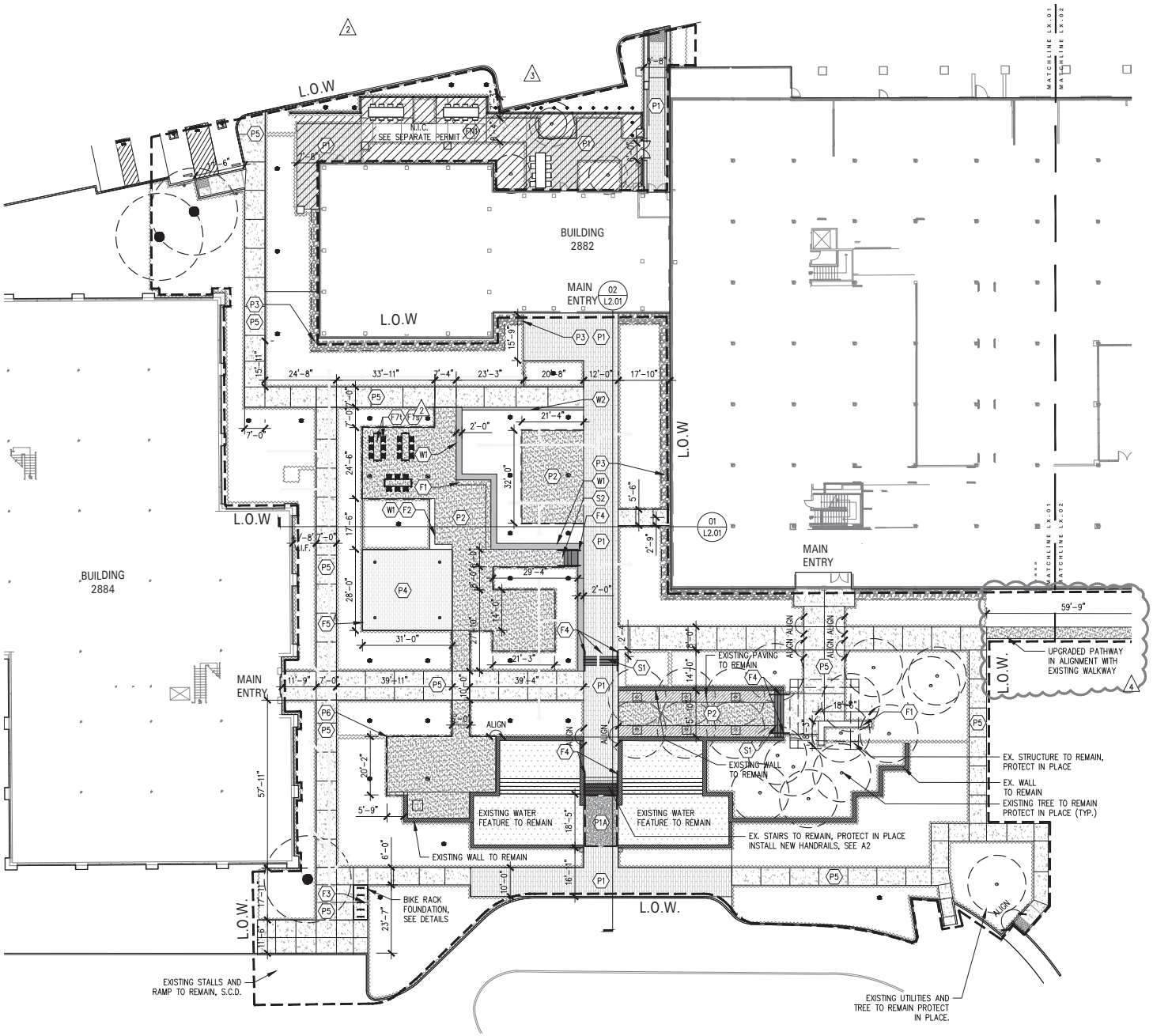
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MATERIAL SCHEDULE - FEATURES

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FEATURE & AMENITY SCHEDULE

SYMBOL	KEY	ITEM
	F1	CUSTOM BENCH
	F2	CUSTOM BENCH AND WALL
	F3	MONOLINE STANDARD BIKE RACK (5)
	F4	HAND RAILS
	F5A	WESTERN SHADE STRUCTURE
	F5B	EASTERN SHADE STRUCTURE
	F6	FENCE
	F7t	WORKSTATION TABLES
	F7s	WORKSTATION SEATING
	F8	GUARDRAIL
	F9	PING PONG TABLE

PAVING SCHEDULE - BASE BID

SYMBOL	KEY	ITEM
	P1	PEDESTRIAN UNIT PAVERS – PAVER A PEDESTRIAN UNIT PAVERS – PAVER B PEDESTRIAN UNIT PAVERS – PAVER C
	P1M	MORTAR SET CONCRETE UNIT PAVERS
	P2	GRANITECRETE PAVING
	P2A	NON-STABILIZED DECOMPOSED GRANITE
	P3	DECORATIVE COBBLE
	P4	PERMEABLE PAVING PROVIDE AS BID ALTERNATE
	P5	CONCRETE PATHS
	P6	STEEL HEADER
	P7	WOOD DECK

WALL SCHEDULE

SYMBOL	KEY	ITEM
	W1	CAST-IN-PLACE RETAINING WALL
	W2	CAST-IN-PLACE RETAINING WALL
	S1	PRE-CAST STAIR TREADS
	S2	PRE-CAST STAIR TREADS
	S3	CAST-IN-PLACE CONCRETE STAIRS

FURNITURE SCHEDULE

SYMBOL	KEY	ITEM
2	FN1A	DINING TABLE 1
	F2	OUTDOOR SOFA

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Scale 0 8' 16' — 1/8" = 1'-0"
North

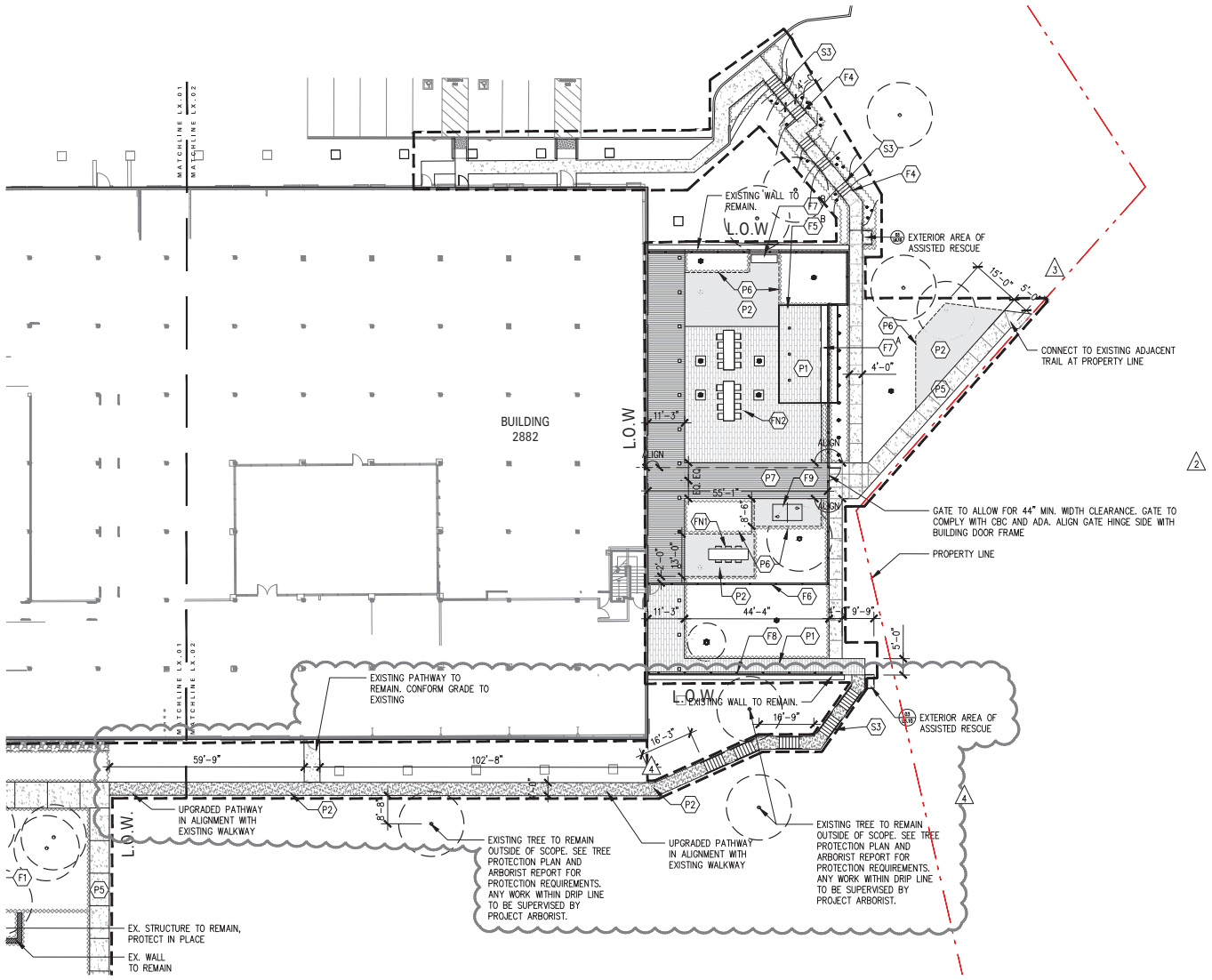
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FEATURE & AMENITY SCHEDULE

SYMBOL	KEY	ITEM
	F1	CUSTOM BENCH
	F2	CUSTOM BENCH AND WALL
	F3	MONOLINE STANDARD BIKE RACK (5)
	F4	HAND RAILS
	F5 A	WESTERN SHADE STRUCTURE
	F5 B	EASTERN SHADE STRUCTURE
	F6	FENCE
	F7	WORKSTATION TABLES
	F7a	WORKSTATION SEATING
	F8	GUARDRAIL
	F9	PING PONG TABLE

PAVING SCHEDULE - BASE BID

SYMBOL	KEY	ITEM
	P1	PEDESTRIAN UNIT PAVERS – PAVER A
		PEDESTRIAN UNIT PAVERS – PAVER B
		PEDESTRIAN UNIT PAVERS – PAVER C
	P1M	MORTAR SET CONCRETE UNIT PAVERS
	P2	GRANITECRETE PAVING
	P2A	NON-STABILIZED DECOMPOSED GRANITE
	P3	DECORATIVE COBBLE
	P4	PERMEABLE PAVING. PROVIDE AS BID ALTERNATE
	P5	CONCRETE PATHS
	P6	STEEL HEADER
	P7	WOOD DECK

WALL SCHEDULE

SYMBOL	KEY	ITEM
	W1	CAST-IN-PLACE RETAINING WALL
	W2	CAST-IN-PLACE RETAINING WALL
	S1	PRE-CAST STAIR TREADS
	S2	PRE-CAST STAIR TREADS
	S3	CAST-IN-PLACE CONCRETE STAIRS

FURNITURE SCHEDULE

SYMBOL	KEY	ITEM
2	FN1A	DINING TABLE 1
	F2	OUTDOOR SOFA

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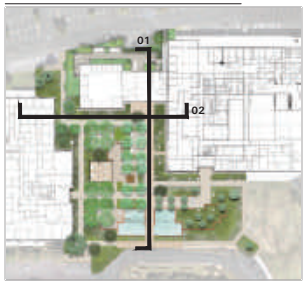
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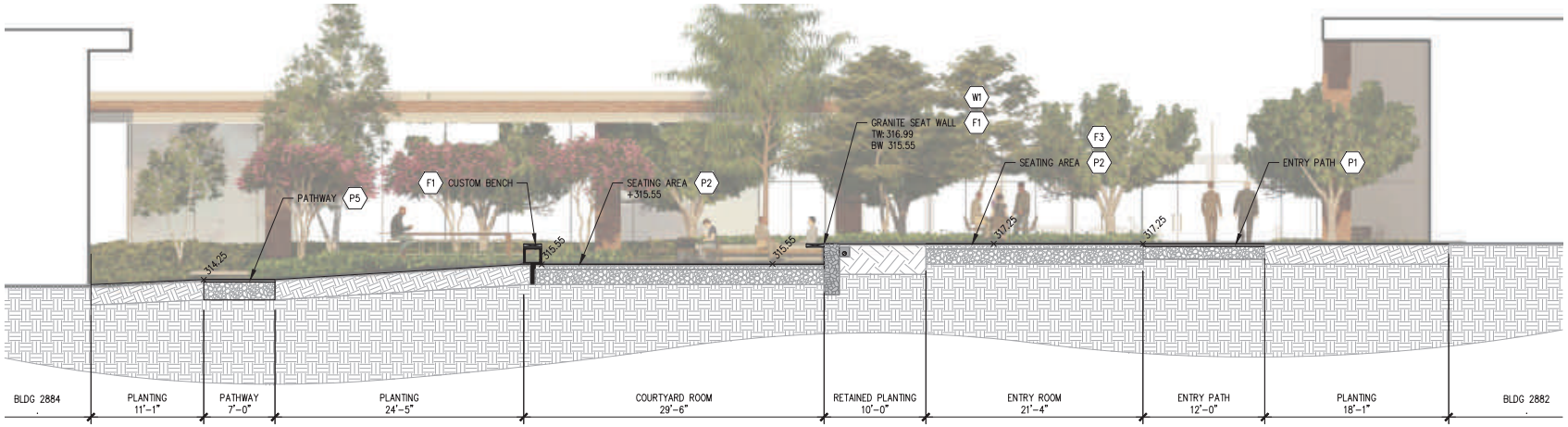
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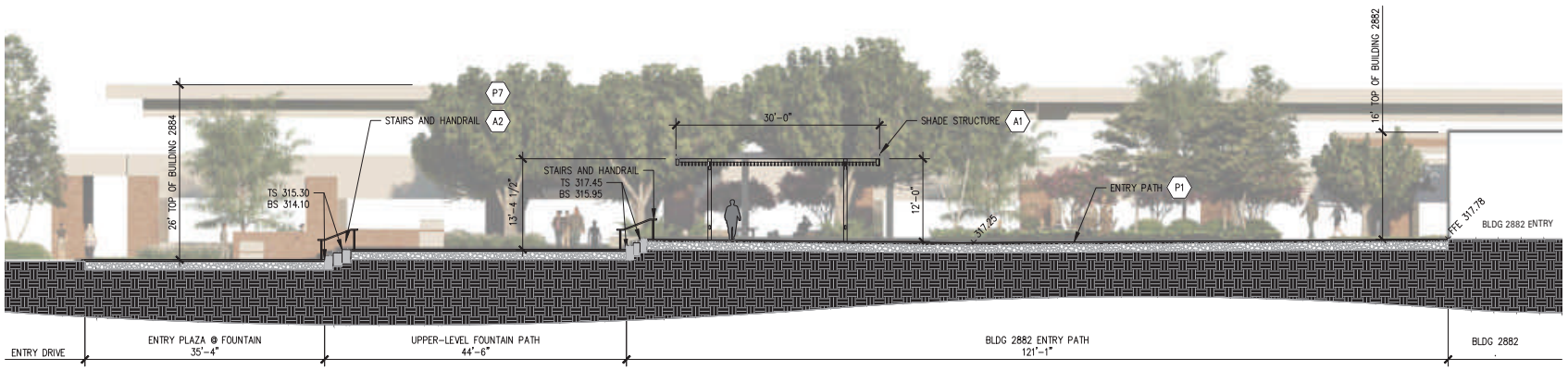
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KEY PLAN





02 SECTION 2
3/16" = 1'–0"



01 SECTION 1
1/8" = 1'–0"

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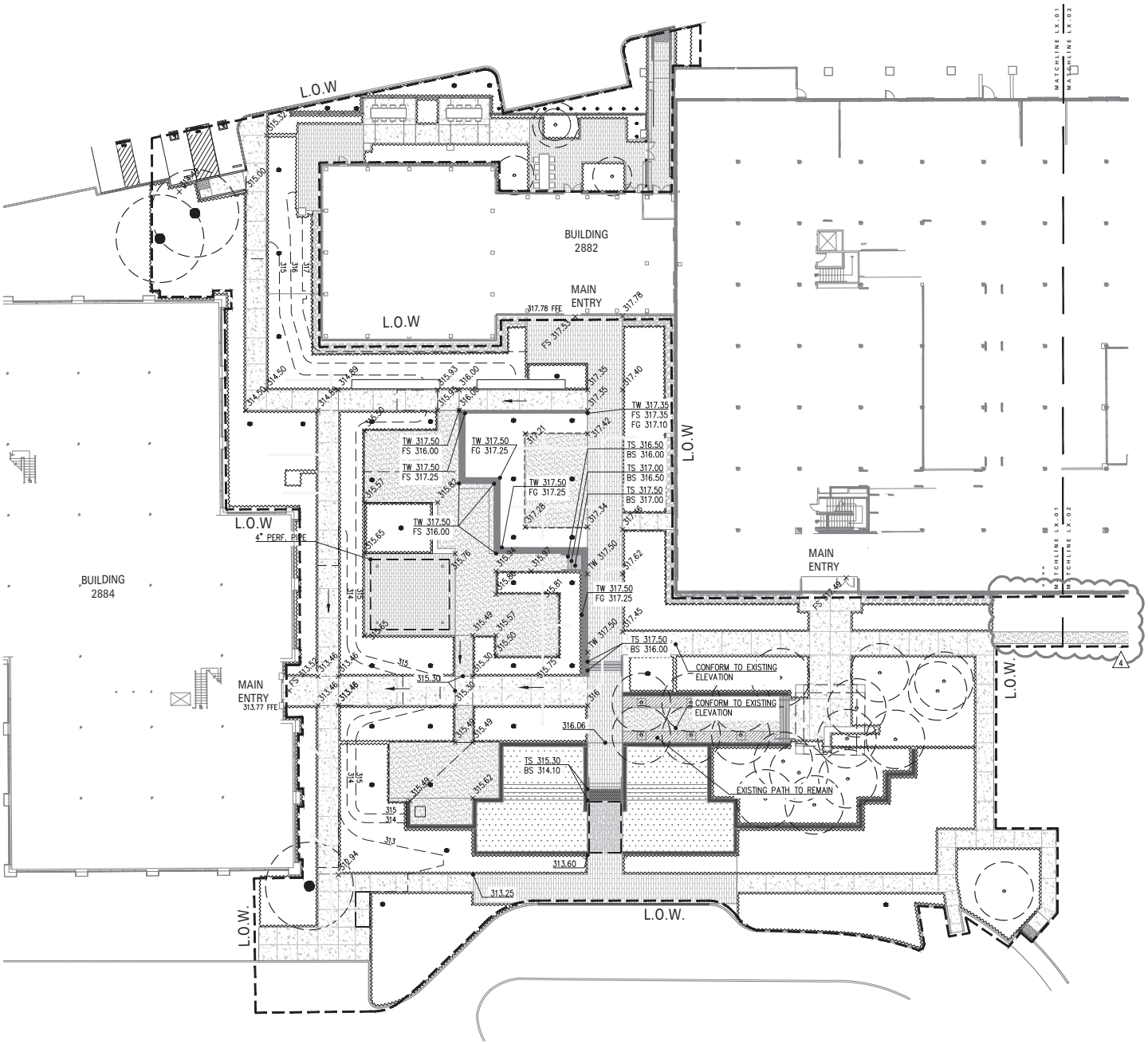
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ABBREVIATIONS

BLDG	BUILDING
BIO	BIORETENTION
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CL	CENTER LINE
CONC	CONCRETE
DIA	DIAMETER
(E)	EXISTING
EQ	EQUAL
EJ	EXPANSION JOINT
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
GAL	GALLON
HDR	HEADER
HP	HIGH POINT
O.C.	ON CENTER
OCEW	ON CENTER EACH WAY
PA	PLANTING AREA
PGR	PER GEOTECHNICAL RECOMMENDATIONS
LOW	LIMIT OF WORK
LP	LOW POINT
R	RADIUS
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SS	STAINLESS STEEL
SSMH	SANITARY SEWER MANHOLE
SSWR	SANITARY SEWER
TBD	TO BE DETERMINED
TYP	TYPICAL
TC	TOP OF CURB
TW	TOP OF WALL
VIF	VERIFY IN FIELD

NOTE:
REFER TO CIVIL FOR FINE GRADING

GRADING	
SYMBOL	DESCRIPTION
314	PROPOSED CONTOUR
315.65	SPOT ELEVATION
+1.00 +0.00	SLOPE DIRECTION & ELEVATION

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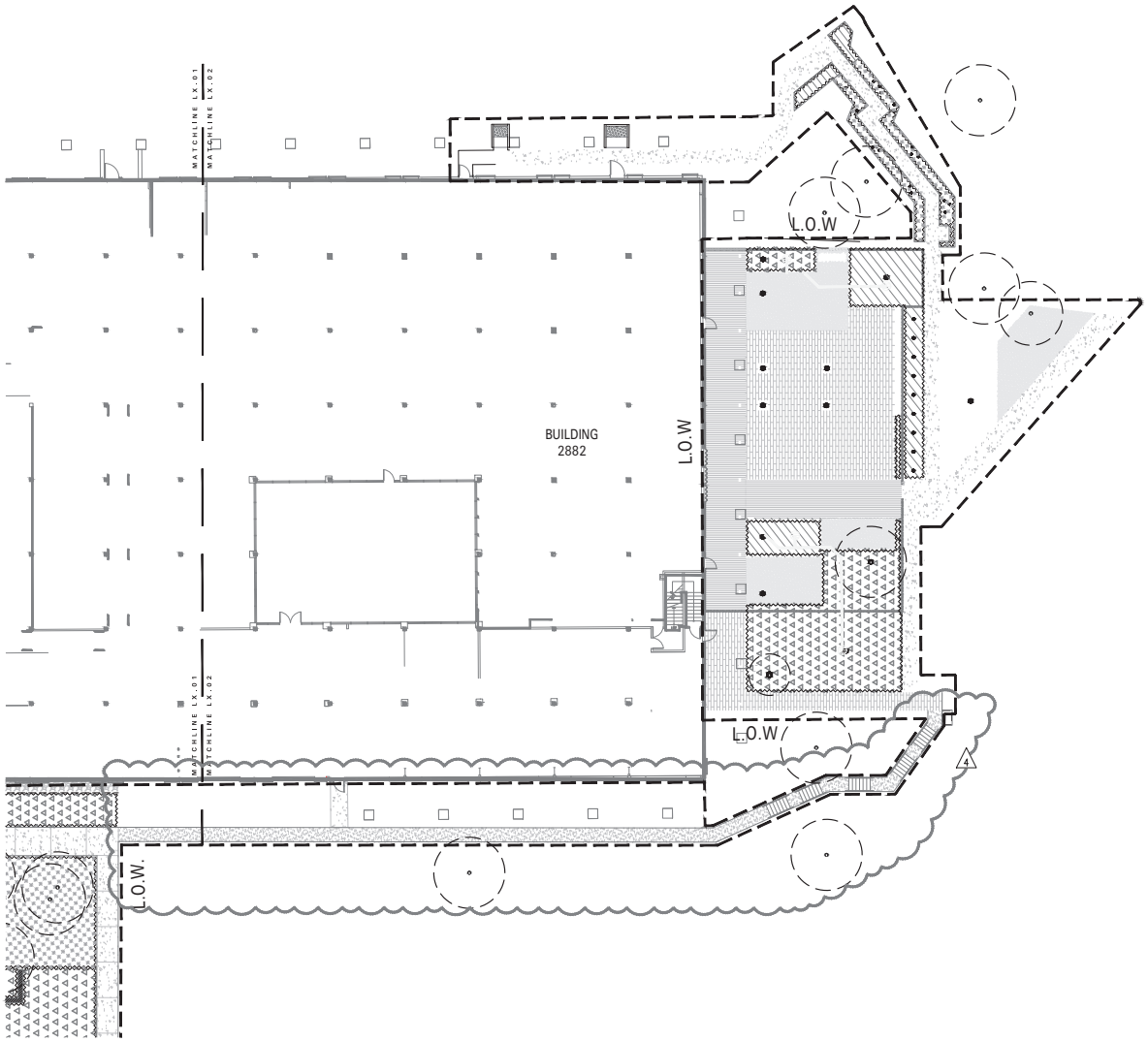
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ABBREVIATIONS

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BW	BOTTOM OF WALL
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OCEW	ON CENTER EACH WAY
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L3.02

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\LAYOUT\L3.02 GRADING CONCEPT.dwg | CADAMS |PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 7/18/2

p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\Planting\L4.00 PLANT SCHEDULE.dwg | PHOTOSHOPUSER | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) |

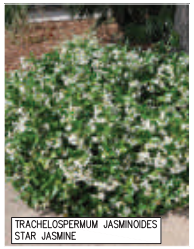
MIX 01


PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS


ANIGOZANTHOS FLAVIDUS
KANGOROO PAW

MIX 02


CARISSA MACROCARPA
NATAL PLUM


TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

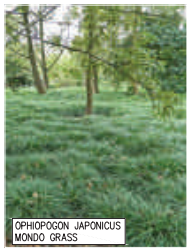
MIX 03


ACACIA COGNATA
RIVER WATTLE

MIX 04


POLYSTICHUM MUNITUM
WESTERN SWORD FERN


SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS


OPHIOPOGON JAPONICUS
MONDO GRASS

MIX 05

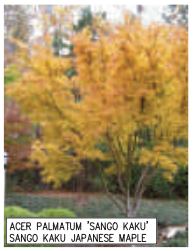

JUNCUS PATENS (ALTERNATE)
SPREADING RUSH


CAREX NUDATA
CALIFORNIA BLACK SEDGE


ASCLEPIAS FASCICULARIS
NARROWLEAF MILKWEED


IRIS DOUGLASIANA
DOUGLAS IRIS


MUHLENBERGIA RIGENS
DEERGRASS


ACER PALMATUM 'SANGO KAKU'
SANGO KAKU JAPANESE MAPLE


OLEA EURPOA 'SWAN HILL'
SWAN HILL OLIVE TREE


QUERCUS PALUSTRIS
PIN OAK


JACARANDA MIMOSIFOLIA 'ALBA'
WHITE JACARANDA

PLANTING SCHEDULE

TREES

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUANTITY	SPACING	DETAIL	REMARKS/COMMENTS
	ACE_PAL	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	48" BOX	L	4	PER PLAN	01 L4.05, 03 L4.05, 05 L4.05	
	OLE_EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILLL FRUITLESS OLIVE TREE	60" BOX	L	18	PER PLAN	01 L4.05, 03 L4.05, 05 L4.05	
	QUE_PAL	QUERCUS PALUSTRIS	PIN OAK	48" BOX	M	10	PER PLAN	01 L4.05, 03 L4.05, 05 L4.05	
	JAC_MIM	JACARANDA MIMOSIFOLIA 'ALBA'	WHITE JACARANDA	60" BOX	M	5	PER PLAN	01 L4.05, 03 L4.05, 05 L4.05	

UNDERSTORY

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		SPACING	DETAIL	REMARKS/COMMENTS
	MIX_1	ANIGOZANTHOS FLAVIDUS PENNISETUM SPATHIOLATUM	KANGOROO PAW/ SLENDER VELDT GRASS	5 GAL	L L	AREA PER PLANS, 50%/50%	24" OC/ 18" OC	04 L4.05, 06 L4.05	
	MIX_2	CARISSA MACROCARPA TRACHELOSPERMUM JASMINOIDES	NATAL PLUM STAR JASMINE	5 GAL	L M	AREA PER PLANS, 50%/50%	30" OC / 36" OC	04 L4.05, 06 L4.05	
	MIX_3	ACACIA COGNATA	RIVER WATTLE	5 GAL	L	AREA PER PLANS	24" OC	04 L4.05, 06 L4.05	
	MIX_4	OPHIOPOGON JAPONICUM POLYSTICHUM MUNITUM SESLERIA AUTUMNAILIS	DWARF LILYTURF/ WESTERN SWORD LEAF FERN/ MOOR GRASS	1 GAL / 5 GAL / 1 GAL	L L L	AREA PER PLANS, 33%/33%/ 33%	12" OC/ 24" OC/ 18" OC	04 L4.05, 06 L4.05	
	MIX_5	MUHLENBERGIA RIGENS IRIS DOUGLASIANA ASCLEPIAS FASCICULARIS CAREX NUDATA	DEERGRASS DOUGLAS IRIS NARROWLEAF MILKWEED CALIFORNIA BLACK SEDGE	5 GAL	L L L L	AREA PER PLANS, 40%/20%/20%/ 0%/20%	36" OC/ 24" OC/ 30" OC/30" OC	04 L4.05, 06 L4.05	BASMAA APENDIX E LISTED BIOTREATMENT PLANTS

SANDHILL COMMONS

2882-2884 SANDHILL ROAD
MENLO PARK, CA
94025

Client

The Courson Company
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Landscape Architect

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6892
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

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1 04.01.2024 PLANNING RESUBMITTAL
2 05.13.2024 PLANNING RESUBMITTAL
3 06.21.2024 PLANNING RESUBMITTAL
4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

AS INDICATED

Drawing Title

PLANT SCHEDULE

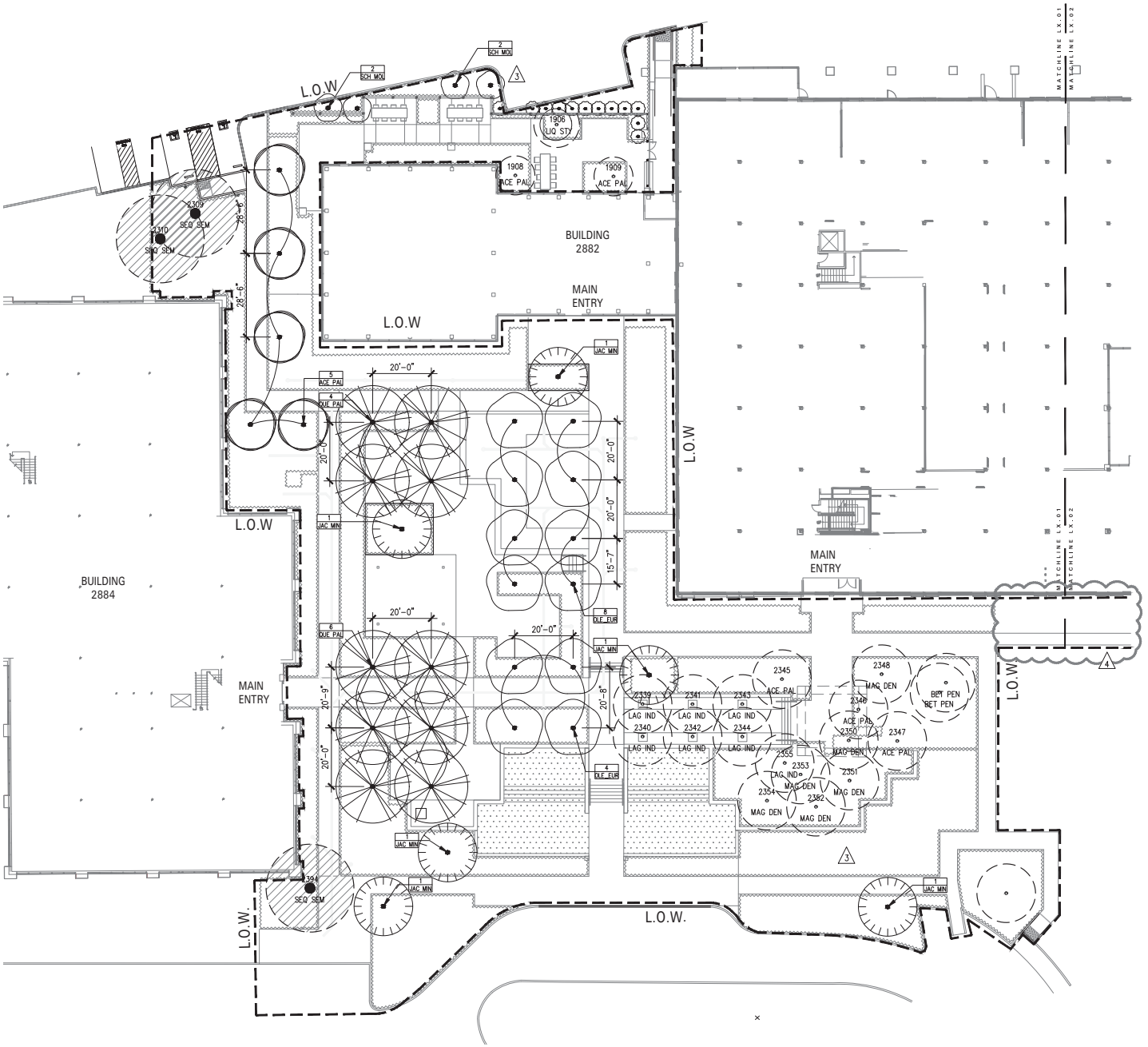
Drawing Number

NOT FOR CONSTRUCTION

L4.00

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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\Planting\L4.01 TREE PLANTING PLAN.dwg | CADAMS | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 7/18.



PLANTING SCHEDULE

TREES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME
	ACE_PAL	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
	OLE_EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	QUE_PAL	QUERCUS PALUSTRIS	PIN OAK
	JAC_MIM	JACARANDA MIMOSIFOLIA 'ALBA'	WHITE JACARANDA
	LAG_IND	TREE TO REMAIN	

UNDERSTORY

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME
	MIX_1	ANIGOZANTHOS FLAVIDUS PENNISETUM SPATHIOLATUM	KANGOROO PAW SLENDER VELDT GRASS
	MIX_2	CARISSA MACROCARPA TRACHELOSPERMUM JASMINOIDES	NATAL PLUM STAR JAZMIN
	MIX_3	ACACIA COGNATA	RIVER WATTLE
	MIX_4	OPHIOPOGON JAPONICUM POLYSTICHUM MUNITUM SESLERIA AUTUMNALIS	DWARF LILYTURF WESTERN SWORD LEAF FERN MOOR GRASS
	MIX_5	MUHLENBERGIA RIGENS IRIS DOUGLASIANA ASCLEPIAS FASCICULARIS CAREX NUDATA	DEERGRASS DOUGLAS IRIS NARROWLEAF MILKWEED CALIFORNIA BLACK SEDGE GRASS

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LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6662
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

1 10.03.2023 PLANNING SUBMITTAL
2 04.01.2024 PLANNING RESUBMITTAL
3 05.13.2024 PLANNING RESUBMITTAL
4 06.21.2024 PLANNING RESUBMITTAL
5 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

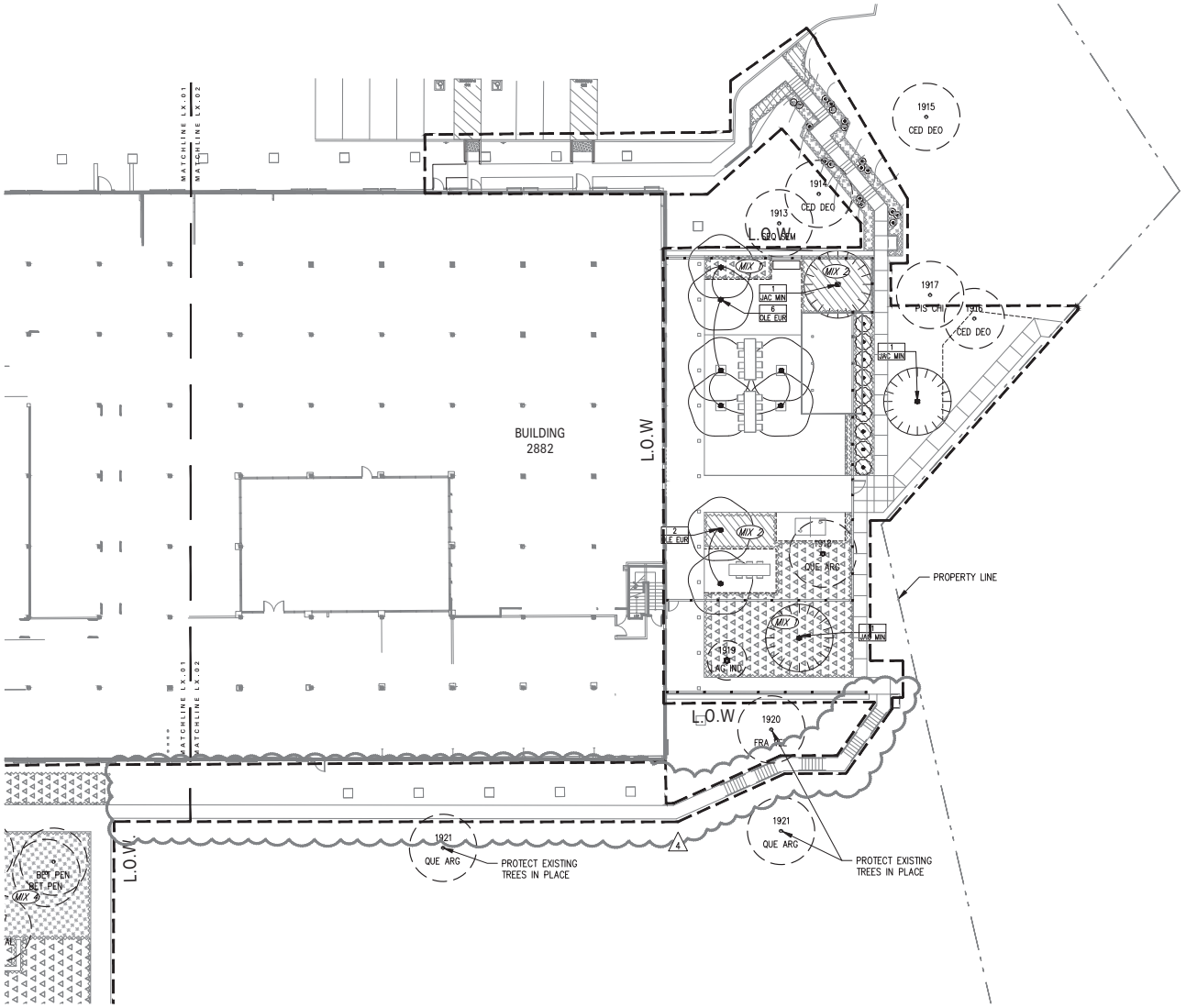
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North

Drawing Title
TREE PLANTING PLAN

Drawing Number
NOT FOR CONSTRUCTION
L4.01

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LANDSCAPE EAST OF 2882 BUILDING

PLANTING SCHEDULE

TREES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME
	ACE_PAL	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
	OLE_EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	QUE_PAL	QUERCUS PALUSTRIS	PIN OAK 2
	JAC_MIM	JACARANDA MIMOSIFOLIA 'ALBA'	WHITE JACARANDA
	LAG_IND	TREE TO REMAIN	

UNDERSTORY

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME
	MIX_1	ANIGOZANTHOS FLAVIDUS PENNISETUM SPATHIOLATUM	KANGOROO PAW SLENDER VELDT GRASS
	MIX_2	CARISSA MACROCARPA TRACHELOSPERMUM JASMINOIDES	NATAL PLUM STAR JAZMIN
	MIX_3	ACACIA COGNATA	RIVER WATTLE
	MIX_4	OPHIOPOGON JAPONICUM POLYSTICHUM MUNITUM SESLERIA AUTUMNALIS	DWARF LILYTURF WESTERN SWORD LEAF FERN MOOR GRASS
	MIX_5	MUHLENBERGIA RIGENS IRIS DOUGLASIANA ASCLEPIAS FASCICULARIS CAREX NUDATA	DEERGRASS DOUGLAS IRIS NARROWLEAF MILKWEED CALIFORNIA BLACK SEDGE GRASS

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Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6692
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

- 10.03.2023 PLANNING SUBMITTAL
- 1 04.01.2024 PLANNING RESUBMITTAL
- 2 05.13.2024 PLANNING RESUBMITTAL
- 3 06.21.2024 PLANNING RESUBMITTAL
- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale 0 8' 16' — 1/16" = 1'-0"

North

Drawing Title

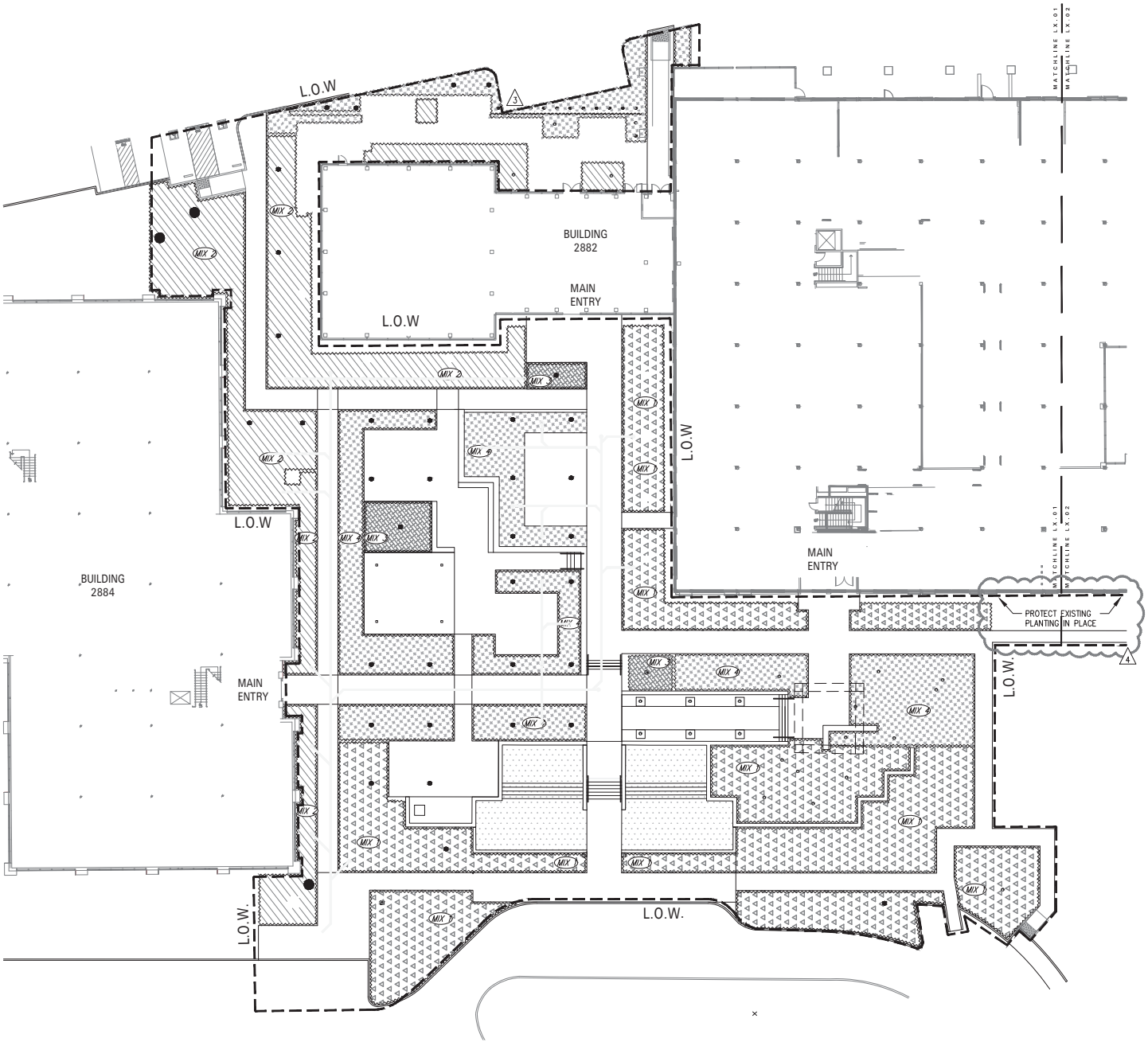
TREE PLANTING PLAN

Drawing Number

NOT FOR CONSTRUCTION

L4.02

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PLANTING SCHEDULE

TREES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME
	ACE_PAL	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
	OLE_EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	QUE_PAL	QUERCUS PALUSTRIS	PIN OAK
	JAC_MIM	JACARANDA MIMOSIFOLIA 'ALBA'	WHITE JACARANDA
	LAG_IND	TREE TO REMAIN	

UNDERSTORY

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME
	MIX_1	ANIGOZANTHOS FLAVIDUS PENNISETUM SPATHIOLATUM	KANGOROO PAW SLENDER VELDT GRASS
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Stamp

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RENE BIHAN
No. 6282
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Issuance:

- 10.03.2023 PLANNING SUBMITTAL
- 1 04.01.2024 PLANNING RESUBMITTAL
- 2 05.13.2024 PLANNING RESUBMITTAL
- 3 06.21.2024 PLANNING RESUBMITTAL
- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 8' 16'
3/16" = 1'-0"

North

Drawing Title
UNDERSTORY PLANTING PLAN

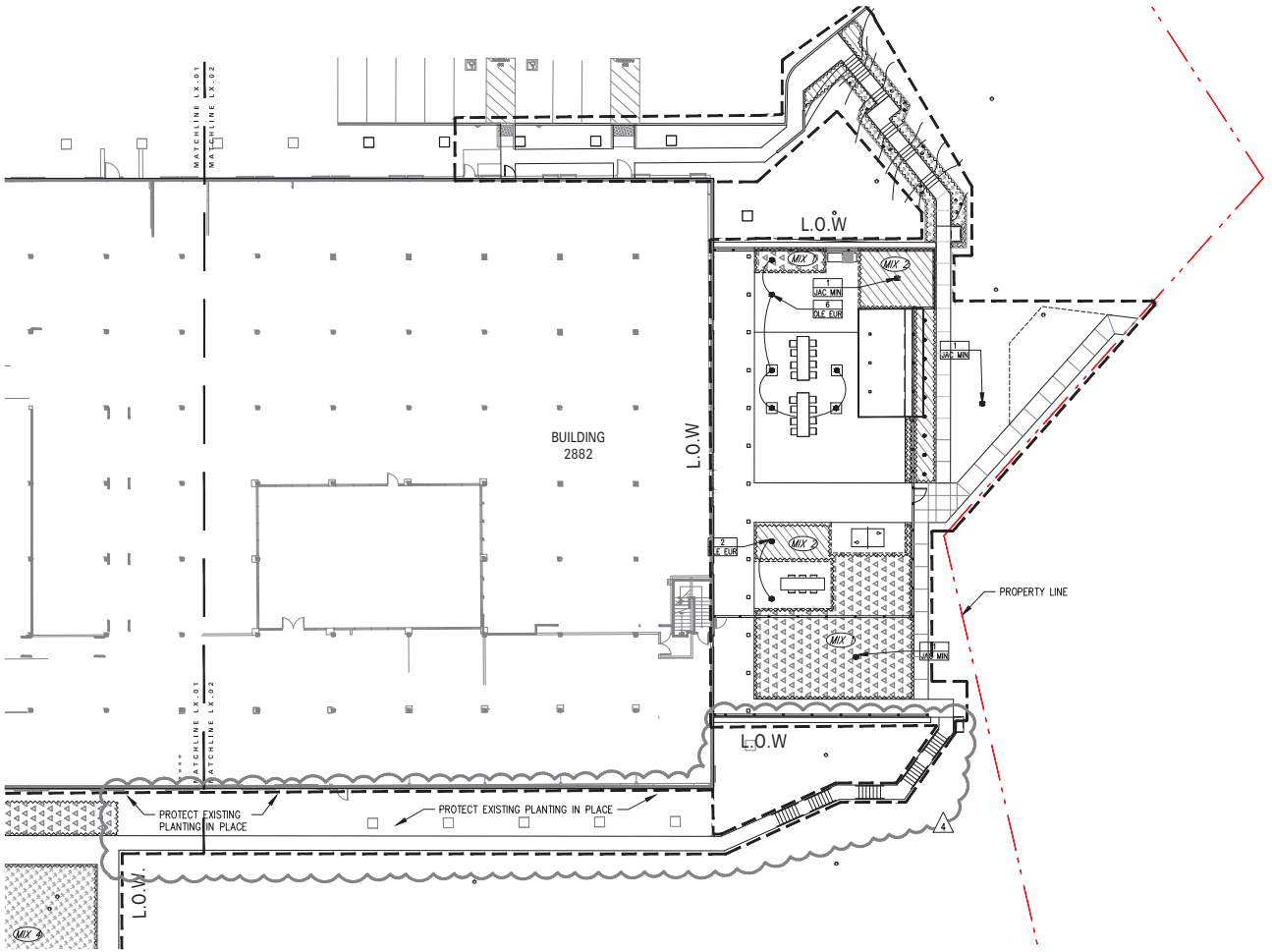
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L4.03

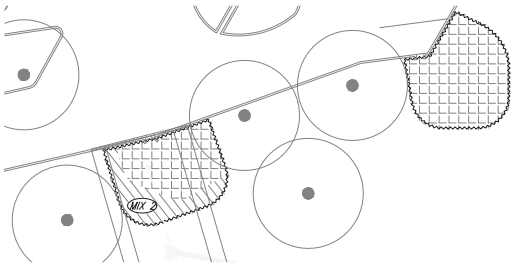
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LANDSCAPE EAST OF 2882 BUILDING



BIORETENTION AREA SOUTH OF PARKING

PLANTING SCHEDULE

TREES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME
	ACE_PAL	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
	OLE_EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	QUE_PAL	QUERCUS PALUSTRIS	PIN OAK
	JAC_MIM	JACARANDA MIMOSIFOLIA 'ALBA'	WHITE JACARANDA
	LAG_IND	TREE TO REMAIN	

UNDERSTORY

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME
	MIX_1	ANIGOZANTHOS FLAVIDUS PENNISETUM SPATHIOLATUM	KANGOROO PAW SLENDER VELDT GRASS
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	MIX_3	ACACIA COGNATA	RIVER WATTLE
	MIX_4	OPHIOPOGON JAPONICUM POLYSTICHUM MUNITUM SESLERIA AUTUMNALIS	DWARF LILYTURF WESTERN SWORD LEAF FERN MOOR GRASS
	MIX_5	MUHLENBERGIA RIGENS IRIS DOUGLASIANA ASCLEPIAS FASCICULARIS CAREX NUDATA	DEERGRASS DOUGLAS IRIS NARROWLEAF MILKWEED CALIFORNIA BLACK SEDGE GRASS

SANDHILL COMMONS

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LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6692
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

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- 1 04.01.2024 PLANNING RESUBMITTAL
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- 3 06.21.2024 PLANNING RESUBMITTAL
- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 8' 16'
3/16" = 1'-0"

North

Drawing Title

UNDERSTORY PLANTING PLAN

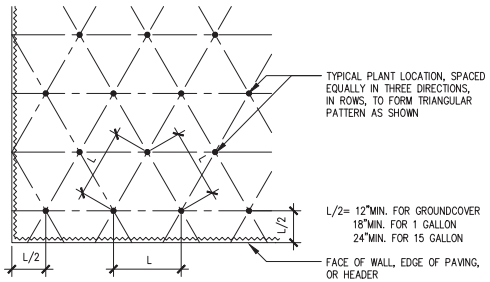
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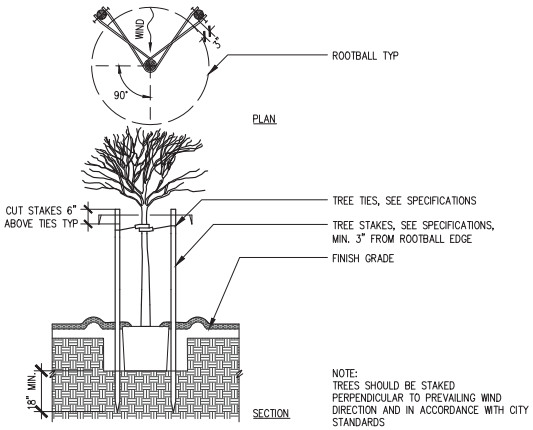
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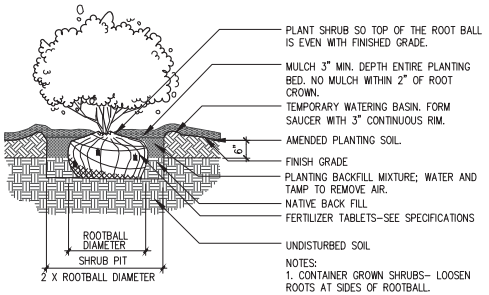
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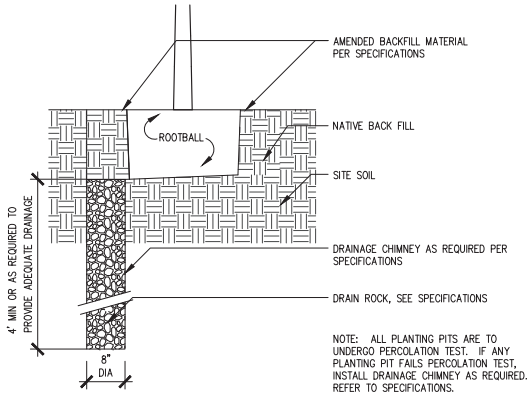
06 TRIANGLE PLANTING LAYOUT
1/4" = 1'-0"



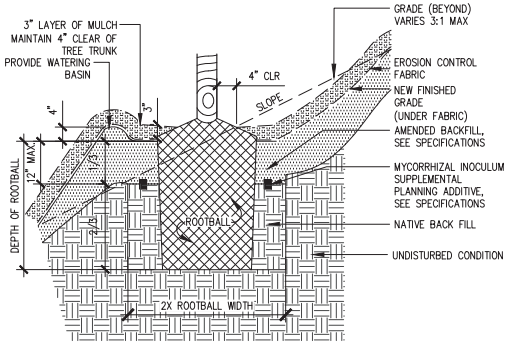
05 TREE STAKING
1/2" = 1'-0"



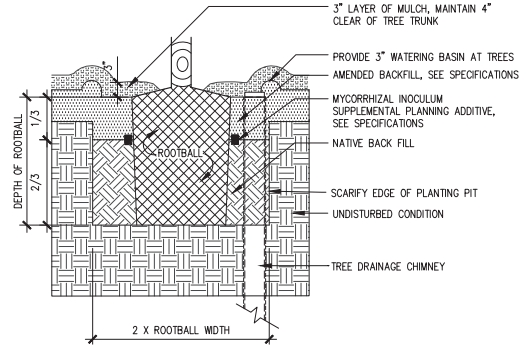
04 SHRUB PLANTING PIT
1/2" = 1'-0"



03 TREE DRAINAGE CHIMNEY
1" = 1'-0"



02 PLANT PIT SLOPE CONDITION
1" = 1'-0"



01 TREE PLANTING PIT
1" = 1'-0"

SANDHILL COMMONS

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAR
No. 6692
Signature
Renewal Date
STATE OF CALIFORNIA

Issuance:

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4	06.21.2024 PLANNING RESUBMITTAL
5	07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**

AS INDICATED

Drawing Title

PLANTING DETAILS

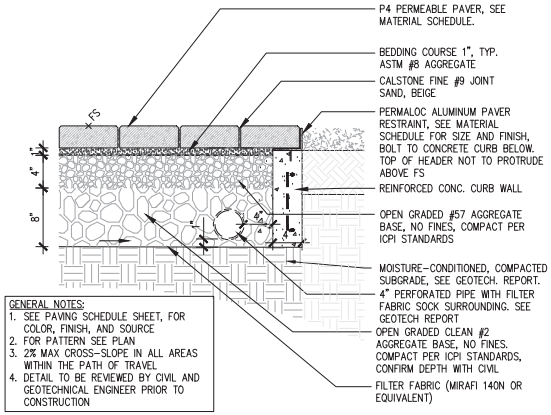
Drawing Number

NOT FOR CONSTRUCTION

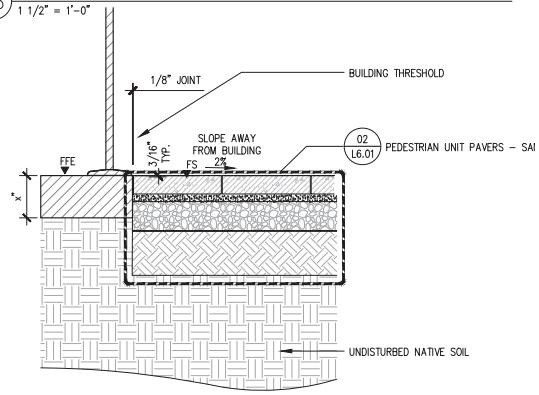
L4.05

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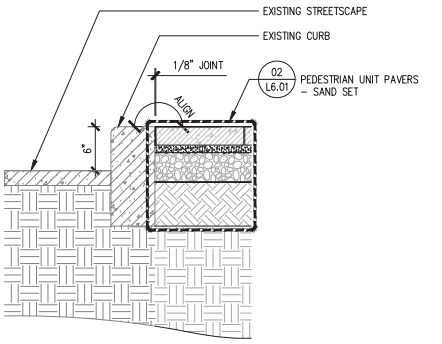
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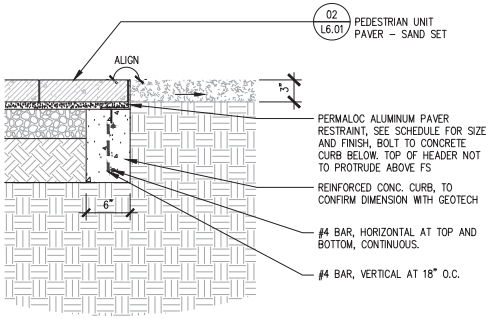
08 P4 PERMEABLE PAVING
1 1/2" = 1'-0"



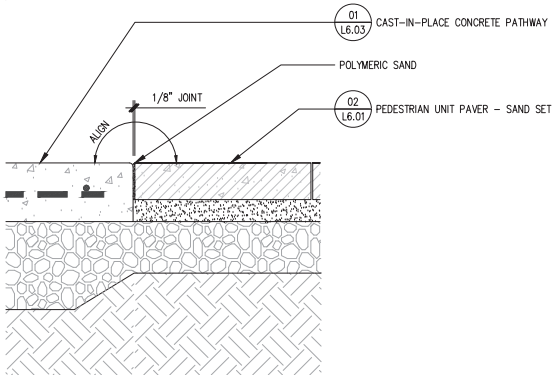
07 PEDESTRIAN UNIT PAVERS @ BLDG
1 1/2" = 1'-0"



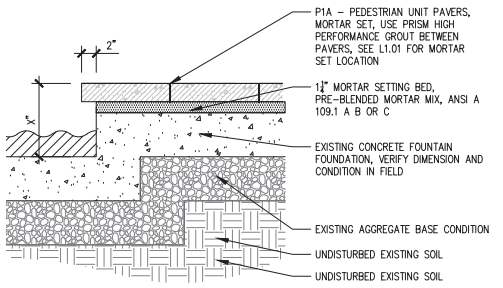
06 PEDESTRIAN UNIT PAVERS @ EXS. CURB
1 1/2" = 1'-0"



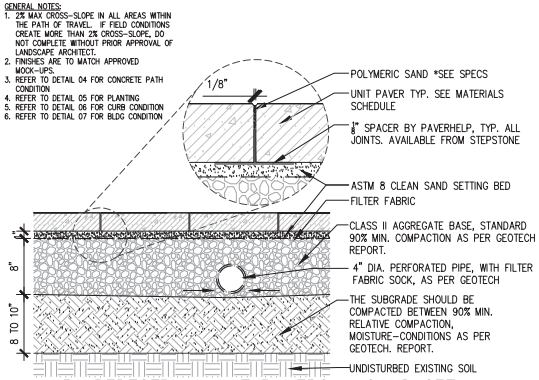
05 PEDESTRIAN UNIT PAVER @ PLANTING
1 1/2" = 1'-0"



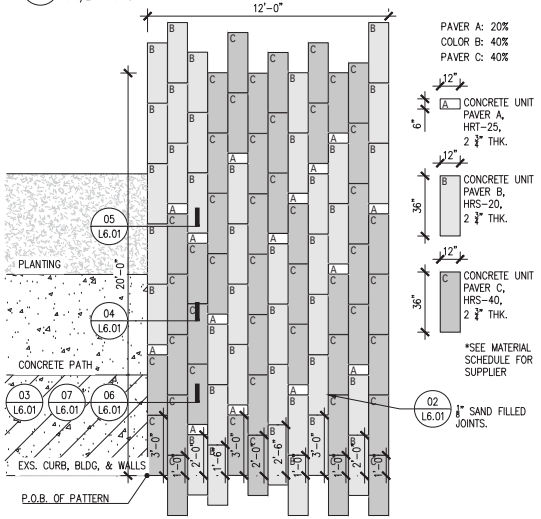
04 PEDESTRIAN UNIT PAVER @ CONCRETE PATH
3" = 1'-0"



03 P1A – CONCRETE UNIT PAVER – MORTAR SET
1 1/2" = 1'-0"



02 P1 PEDESTRIAN UNIT PAVERS – SAND SET
1 1/2" = 1'-0"



01 CONCRETE UNIT PAVER PATTERN
1" = 1'-0"

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RENE BIMAN
No. 6282
Signature
Renewal Date
STATE OF CALIFORNIA

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- 1 04.01.2024 PLANNING RESUBMITTAL
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Date: 07.19.2024

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Architectural Control Permit
Job Number
COPT102

Scale AS NOTED
North

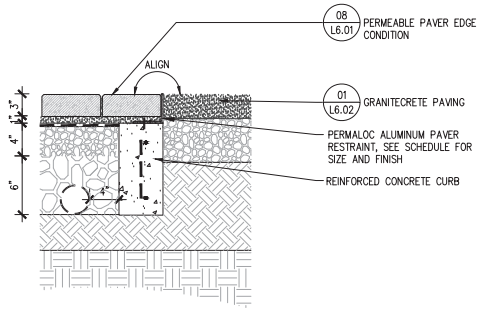
Drawing Title
CONSTRUCTION DETAILS

Drawing Number
NOT FOR CONSTRUCTION

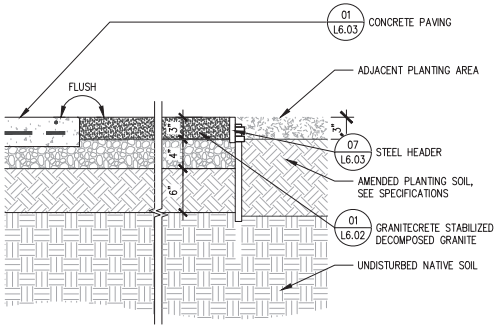
L6.01

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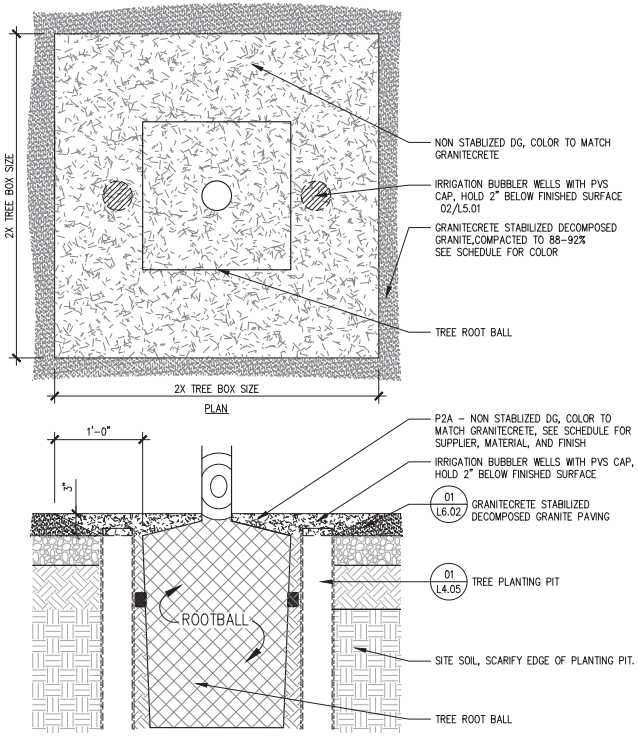
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03 GRANITECRETE @ PERMEABLE PAVER
1 1/2" = 1'-0"

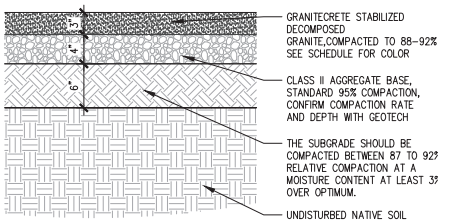


02 GRANITECRETE @ CONCRETE PATH & PLANTING
1 1/2" = 1'-0"



04 P2A - UNSTABALIZED DECOMPOSED GRANITE
1 1/2" = 1'-0"

GENERAL NOTES:
1. REFER TO DETAIL 02/6.02 FOR PLANTING & CONCRETE PATH CONDITION
2. REFER TO DETAIL 03/6.02 FOR PERMEABLE PAVER CONDITION
3. REFER TO DETIAL 04/6.02 FOR BLDG CONDITION
4. REFER TO DETAIL 05/6.02 FOR TREE CONDITION



01 P2 GRANITECRETE PAVING
1 1/2" = 1'-0"

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- 4 07.19.2024 PLANNING RESUBMITTAL

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Architectural Control Permit
Job Number
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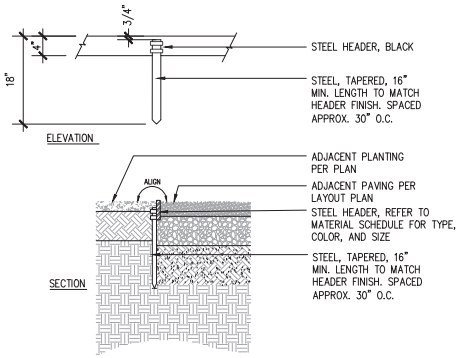
Scale AS NOTED
North

Drawing Title
CONSTRUCTION DETAILS

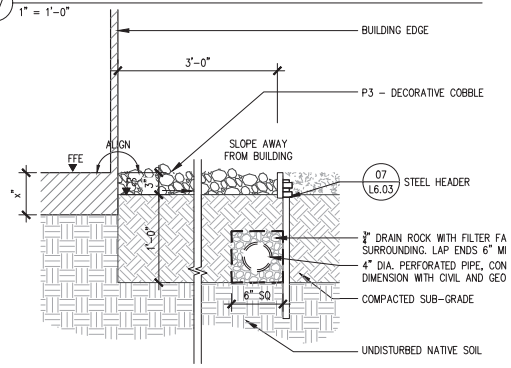
Drawing Number
NOT FOR CONSTRUCTION
L6.02

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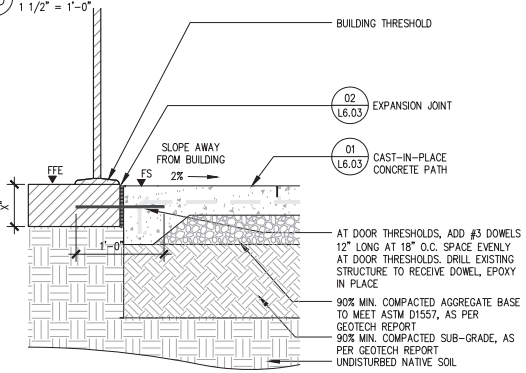
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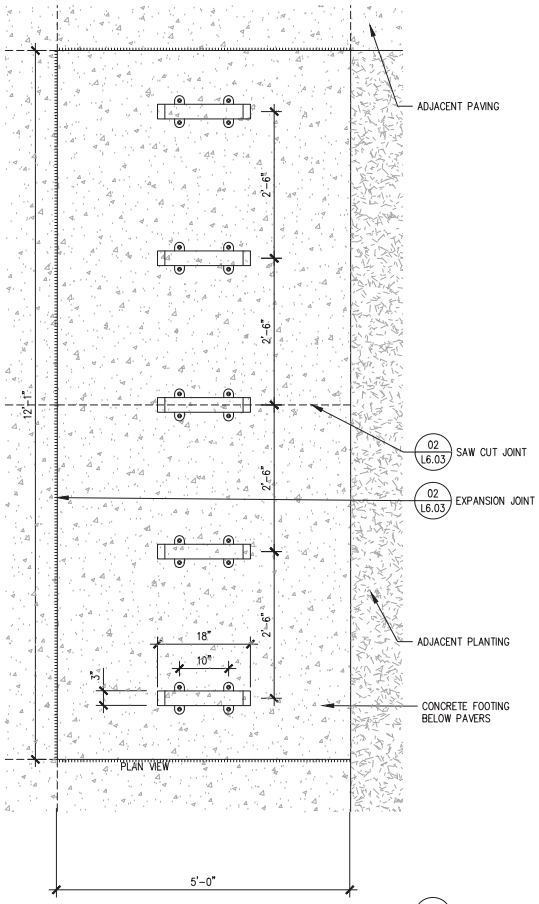
07 P6 STEEL HEADER
1" = 1'-0"

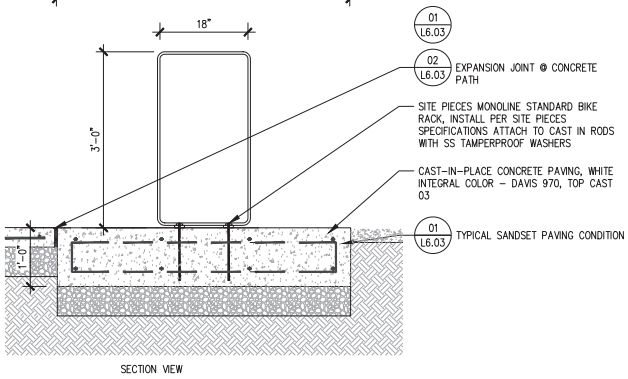


05 P3 DECORATIVE PEBBLES @ BLDG. & PLANTING
1 1/2" = 1'-0"

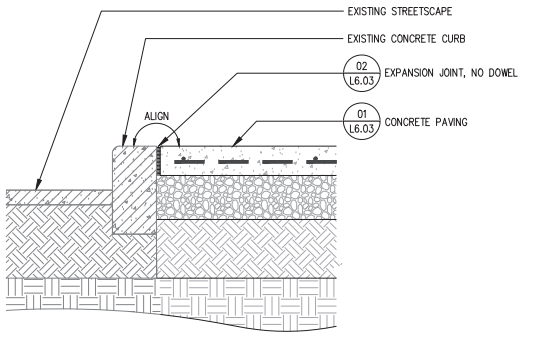


04 CONCRETE PATH @ BLDG
1 1/2" = 1'-0"

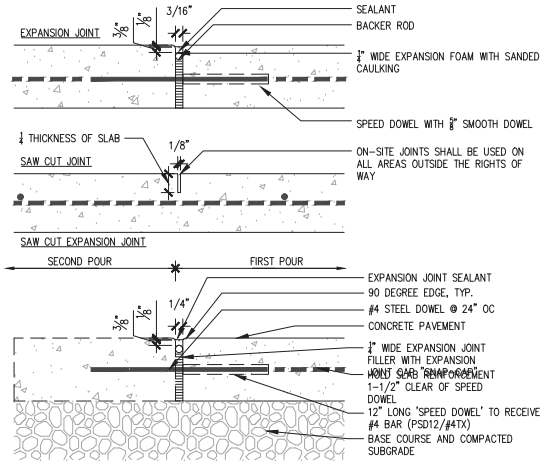




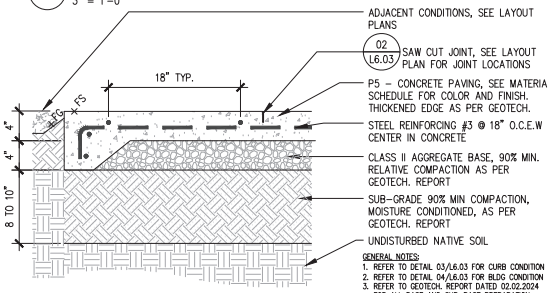
05 BIKE RACK INSTALLATION
1" = 1'-0"



03 CONCRETE PATH @ EXISTING. CURB
1 1/2" = 1'-0"



02 CONCRETE JOINTS
3" = 1'-0"



GENERAL NOTES:
1. REFER TO DETAIL 03/L6.03 FOR CURB CONDITION
2. REFER TO DETAIL 04/L6.03 FOR BLDG CONDITION
3. REFER TO GEOTECH. REPORT DATED 02.02.2024 FOR ALL BASE AND SUB-BASE PREPARATION AND THICKENED CONCRETE EDGE.
4. DETAIL TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
5. SEE MATERIALS SCHEDULE FOR COLOR & FINISH INFORMATION

01 P5 CONCRETE PATHS
1 1/2" = 1'-0"

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RENE BIMAR
No. 6662
Signature
Renewal Date
STATE OF CALIFORNIA

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Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale 0 1/2 1/1 AS NOTED
North

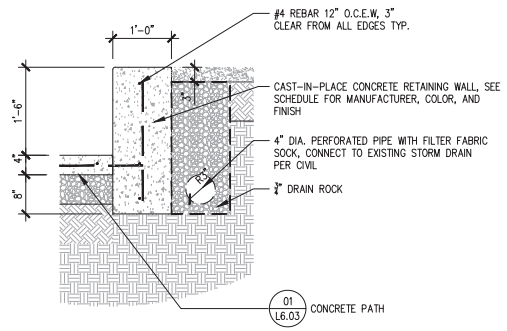
Drawing Title
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Drawing Number
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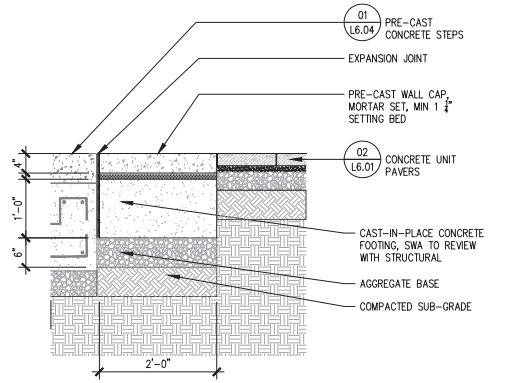
L6.03

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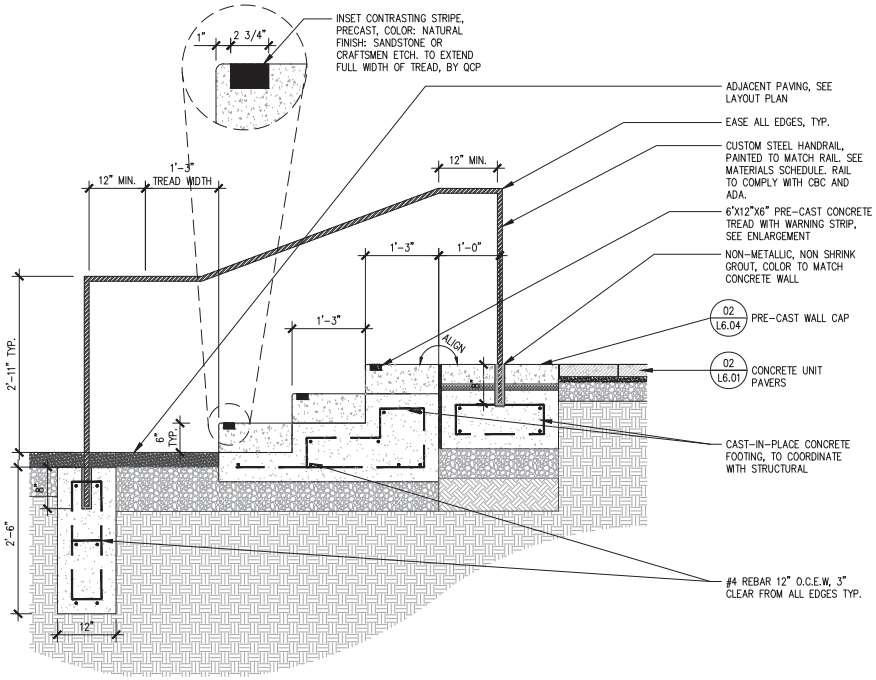
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03 W2 CAST-IN-PLACE WALL
1" = 1'-0"



02 W1 @ STAIRS
1" = 1'-0"



01 STAIR AND HANDRAIL @ RETAINING WALL
1" = 1'-0"

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No. 6692
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Job Number
COPT102

Scale **North**
0 1/2 1/1
AS NOTED

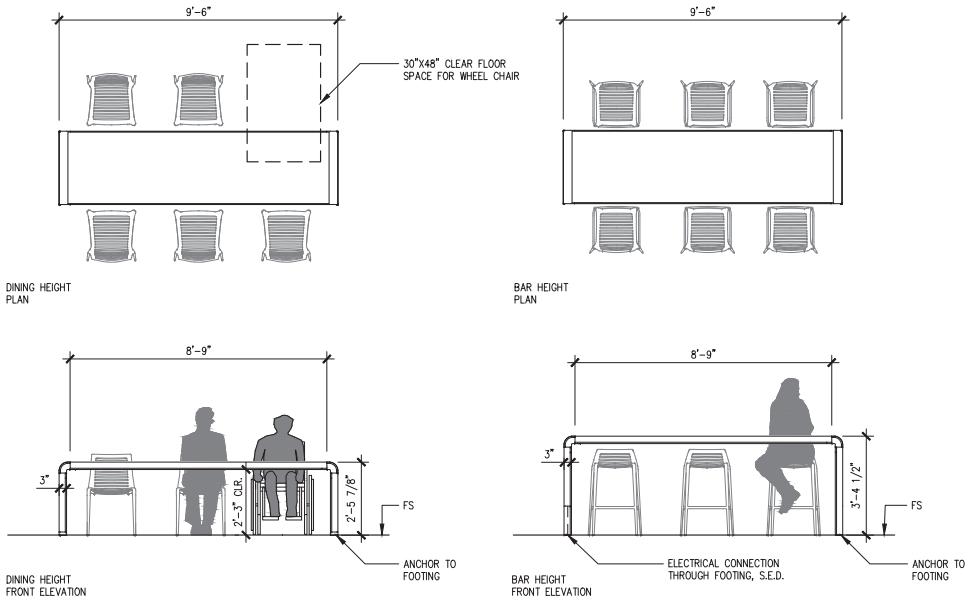
Drawing Title
CONSTRUCTION DETAILS

Drawing Number
NOT FOR CONSTRUCTION
L6.04

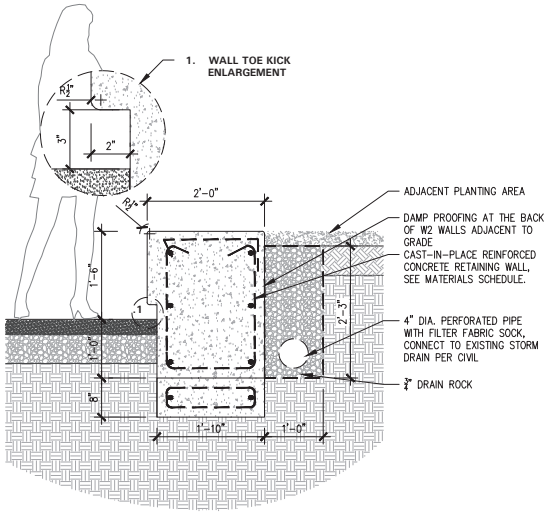
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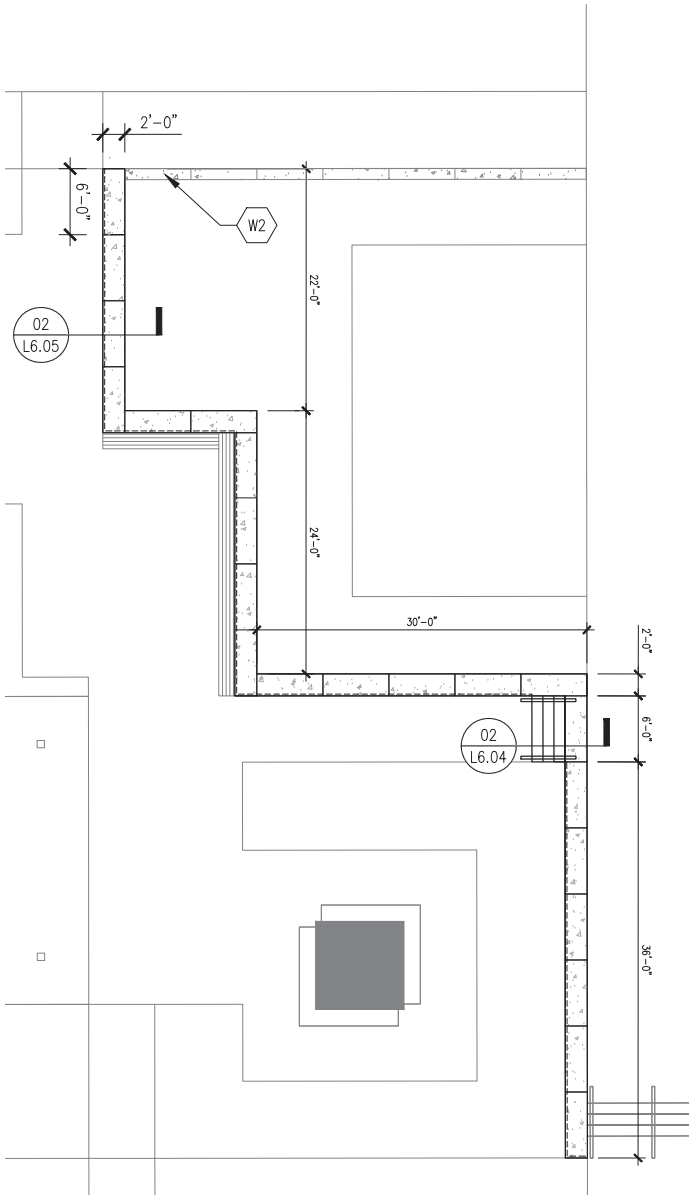
NOTES:
1. ALL ASPECTS OF SEATING AND WORKSTATION TO COMPLY WITH CBC AND ADA.
2. ADJACENT PAVING TO COMPLY WITH CBC AND ADA. SEE ACCESSIBILITY PLAN G0.04, MATERIALS SCHEDULE L1.00, LAYOUT AND GRADING PLANS.
3. SEE MATERIALS SCHEDULE FOR COLOR/FINISH, AND MANUFACTURER INFORMATION



03 F7 WORKSTATION
1/2" = 1'-0"



02 W1 – TYPICAL SECTION
1" = 1'-0"



01 WALL ENLARGEMETN
3/16" = 1'-0"

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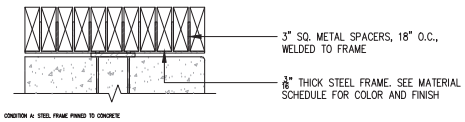
Scale **North**
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AS NOTED

Drawing Title
CONSTRUCTION DETAILS

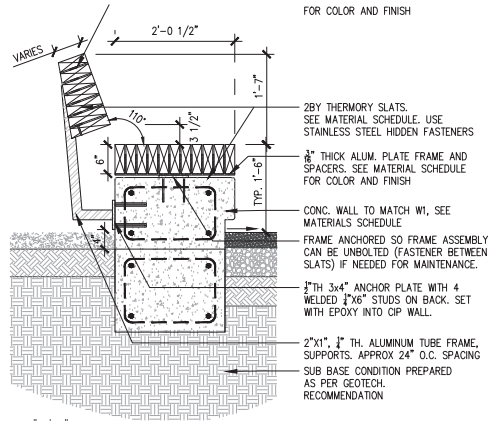
Drawing Number
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L6.05

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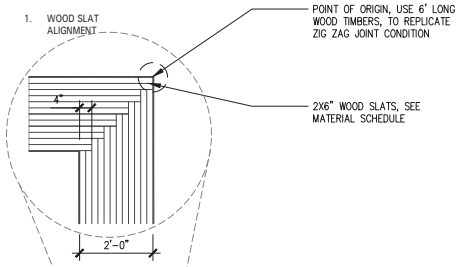


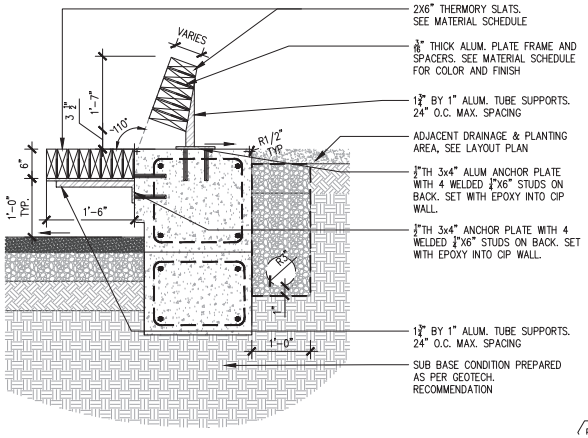
04 F2 CUSTOM SEAT WALL CONNECTION
1 1/2" = 1'-0"



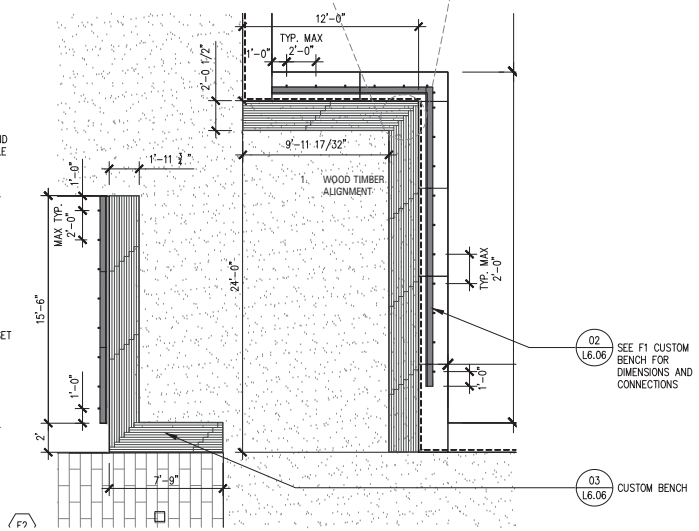
03 F2 CUSTOM SEAT WALL
1" = 1'-0"

NOTES:
1. SEE MATERIAL SCHEDULE FOR COLOR/FINISH AND OTHER MATERIAL INFORMATION. FABRICATION TO BE BY SITE PIECES, CONTACT: JONATHAN DANIEU, jonathan@sitepieces.com, TEL/ 716.997.9839 .
2. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH AND FLUSH.
3. DETAIL TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
5. ALL METALWORK TO BE PAINTED TO BE PREPARED, PRIMED, AND FINISH COATED AS PER MANUFACTURER SPECIFICATIONS AND GUIDELINES.
7. APPLY CUTEX EXTREME CLEARCOAT FOR ALL THERMALLY MODIFIED WOODS. FOLLOW MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.

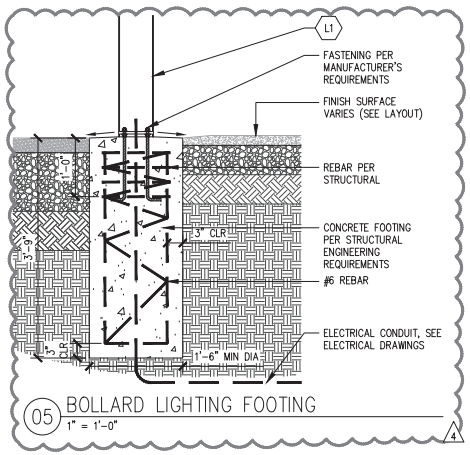




02 F1 CUSTOM BENCH
1" = 1'-0"



01 F1 & F2 CUSTOM BENCH PLANS
1/4" = 1'-0"



05 BOLLARD LIGHTING FOOTING
1" = 1'-0"

A43

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COPT102

Scale **North**
0 1/2 1/1
AS NOTED

Drawing Title

CONSTRUCTION DETAILS

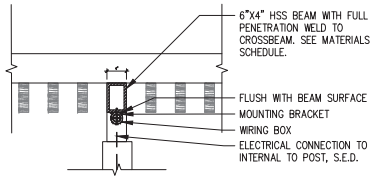
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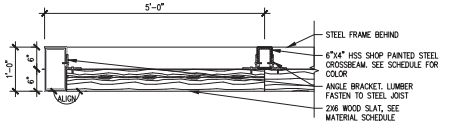
L6.06

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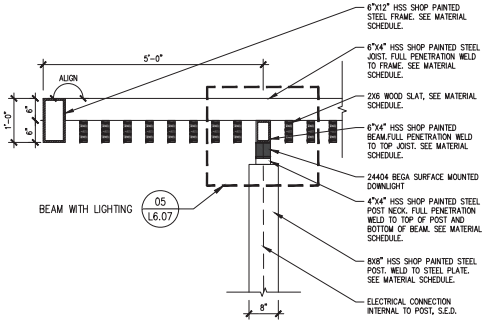
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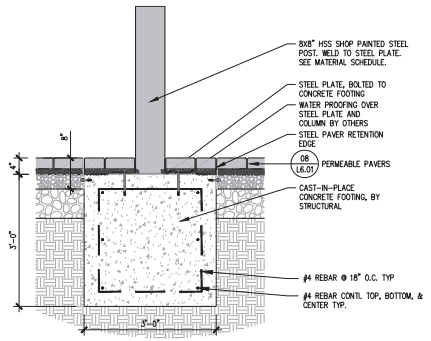
05 BEAM WITH LIGHTING
1" = 1'-0"



04 LUMBER AND JOIST ATTACHEMENT
3/4" = 1'-0"

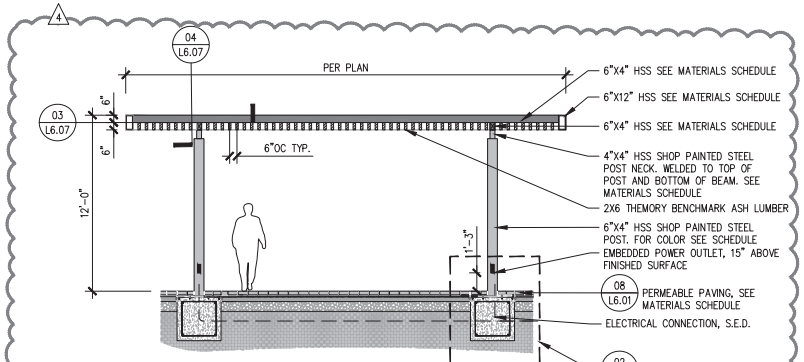


03 POST AT JOIST AND BEAM
3/4" = 1'-0"

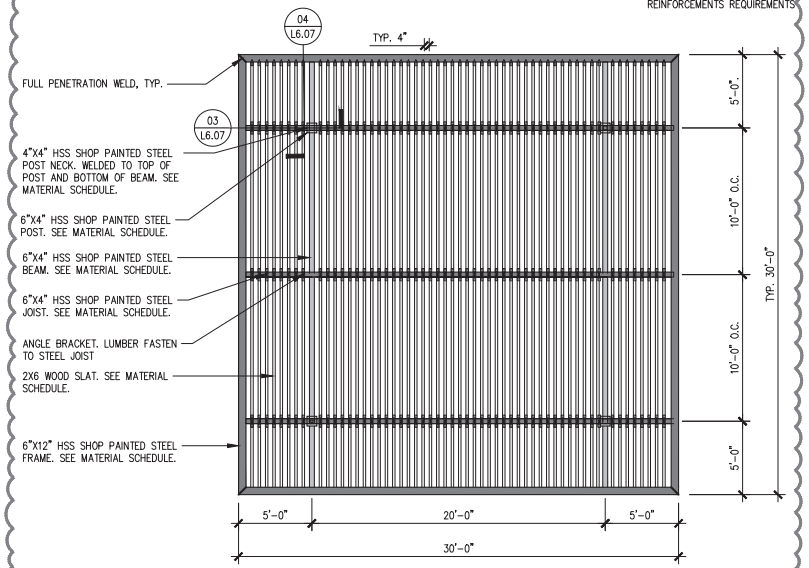


02 STEEL COLUMN FOOTING
3/4" = 1'-0"

NOTES:
1. SEE MATERIALS SCHEDULE FOR COLOR/FINISH AND OTHER MATERIAL INFORMATION.
2. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH AND FLUSH.
3. DETAIL TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. PRELIMINARY REVIEW ON 5.9.2024 BY DREW KIMBALL, PASE.
4. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION
5. ALL METALWORK TO BE PAINTED TO BE PREPARED, PRIMED, AND FINISH COATED AS PER MANUFACTURER SPECIFICATIONS AND GUIDELINES. CONTRACTOR TO SUBMIT FINISH COAT COLOR SAMPLE BRUSHOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO PROCUREMENT.
6. ALL ELECTRICAL WORK TO BE CONCEALED WITHIN HSS BEAMS. JUNCTION BOX LOCATION AND COVER TREATMENT TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE ELECTRICAL DRAWINGS, SEE LIGHTING PLAN AND CUTSHEETS.
7. APPLY CUTEK®EXTREME CLEARCOAT FOR ALL THERMALLY MODIFIED WOODS. FOLLOW MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
2 8. STRUCTURAL CALCULATIONS AND A COMPLETED/SIGNED SPECIAL INSPECTION FORM MUST BE SUBMITTED WHEN APPLYING FOR CONSTRUCTION PERMIT.



2 EASTERN AND WESTERN SHADE STRUCTURE SECTION 01



WESTERN SHADE STRUCTURE PLAN

01 SHADE STRUCTURE
1/4" = 1'-0"

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
No. 6892
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale **North**
0 1/2 1/1
AS NOTED

Drawing Title

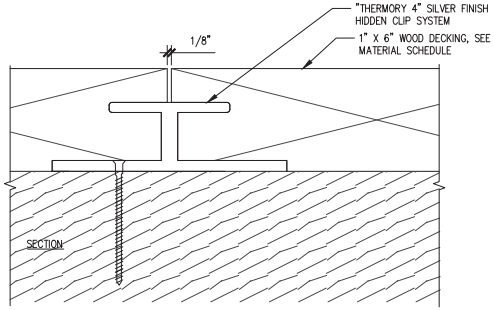
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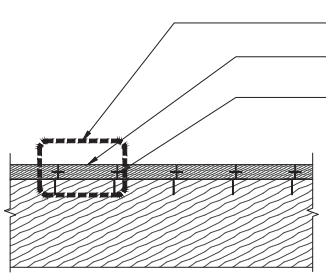
L6.07

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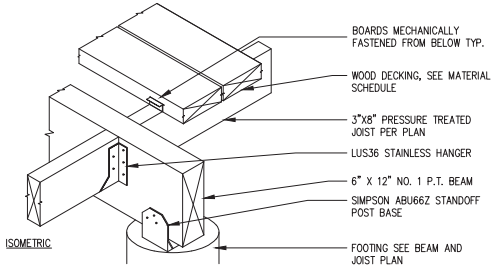
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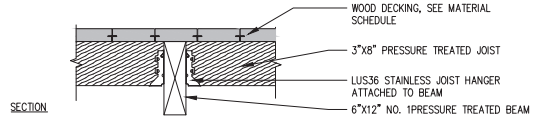
07 HIDDEN DECK FASTERNER
1" = 1'-0"



06 WOOD FASTERNER
3" = 1'-0"

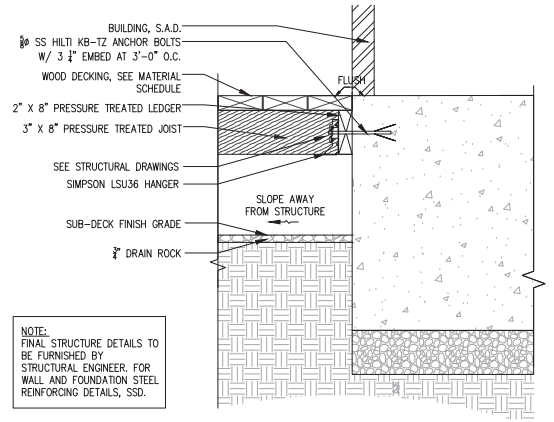


05 WOOD DECK STRUCTURE ASSEMBLY
1 1/2" = 1'-0"

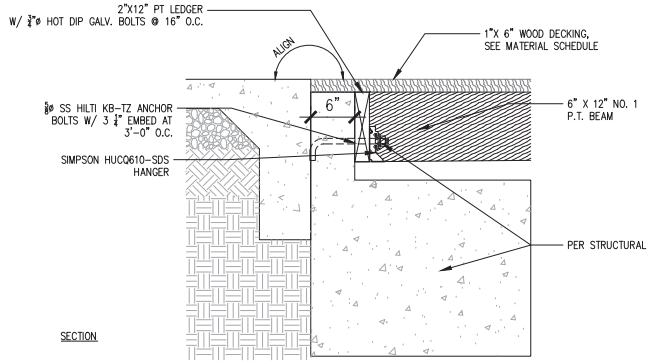


04 JOIST AT BEAM ASSEMBLY
1 1/2" = 1'-0"

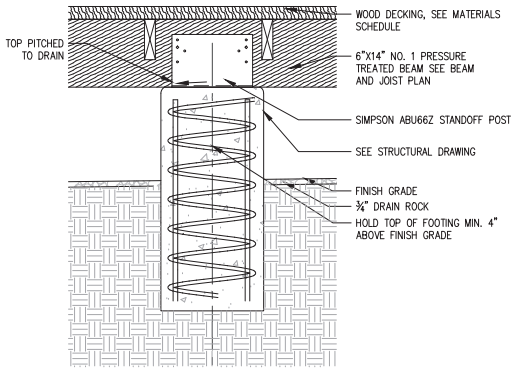
2 NOTE: STRUCTURAL CALCULATIONS AND A COMPLETED/SIGNED SPECIAL INSPECTION FORM MUST BE SUBMITTED WHEN APPLYING FOR CONSTRUCTION PERMIT.



03 WOOD DECK AT EXISTING BUILDING
1 1/2" = 1'-0"



02 DECK BEAM AT NEW CONCRETE PAVING
1 1/2" = 1'-0"



01 ISOLATED DECK FOOTING
1 1/2" = 1'-0"

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COPT102

Scale AS NOTED
North

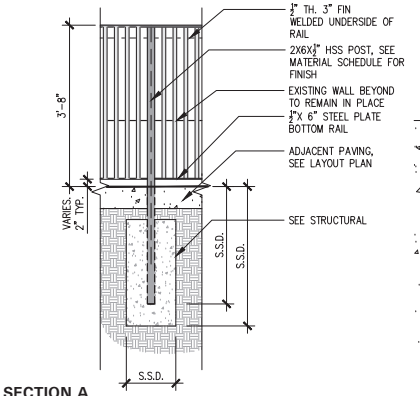
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CONSTRUCTION DETAILS

Drawing Number
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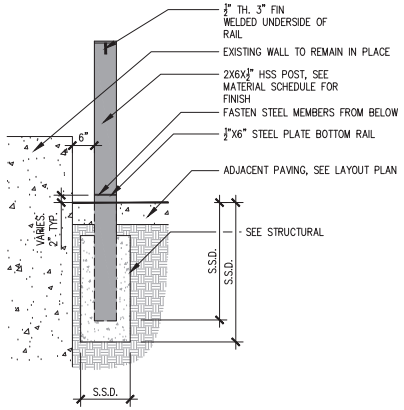
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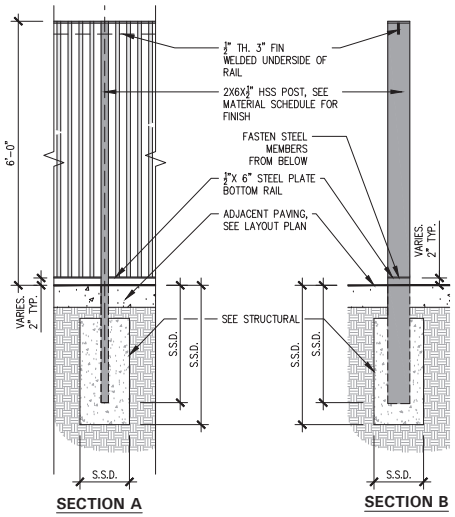


SECTION A



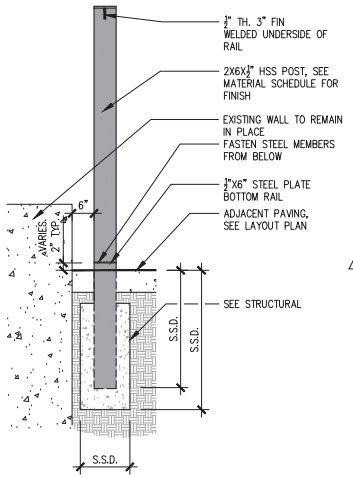
SECTION B

06 GUARDRAIL SECTION
3/4" = 1'-0"

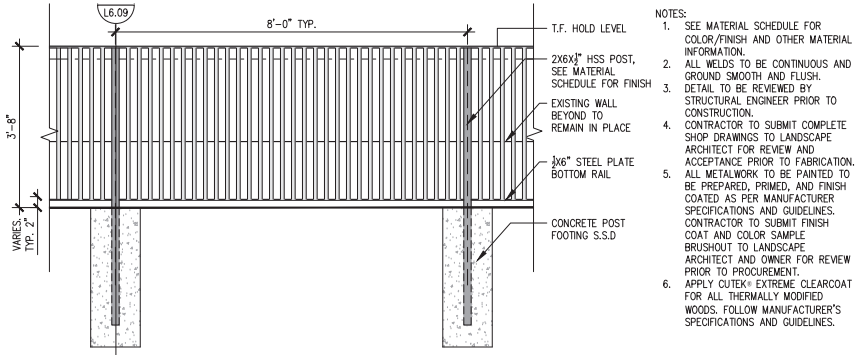


SECTION A **SECTION B**

05 FENCE SECTIONS
3/4" = 1'-0"

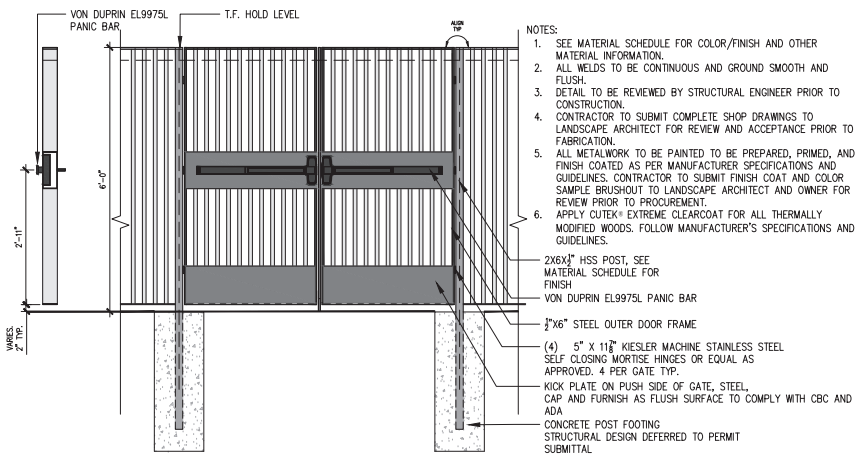


04 FENCE SECTION AT WALL
3/4" = 1'-0"



NOTES:
1. SEE MATERIAL SCHEDULE FOR COLOR/FINISH AND OTHER MATERIAL INFORMATION.
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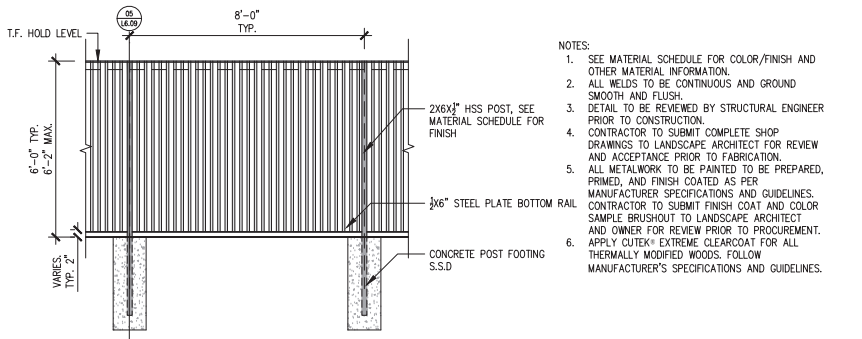
03 GUARDRAIL ELEVATION
3/4" = 1'-0"



NOTES:
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GATE SECTION INSIDE ELEVATION

02 GATE ELEVATION
3/4" = 1'-0"



NOTES:
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01 FENCE ELEVATION
1/2" = 1'-0"

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Stamp

LICENSED LANDSCAPE ARCHITECT RENE BIHAN No. 6897 Signature Renewal Date 08/31/2025 STATE OF CALIFORNIA

Issuance:

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Date: 07.19.2024

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COPT102

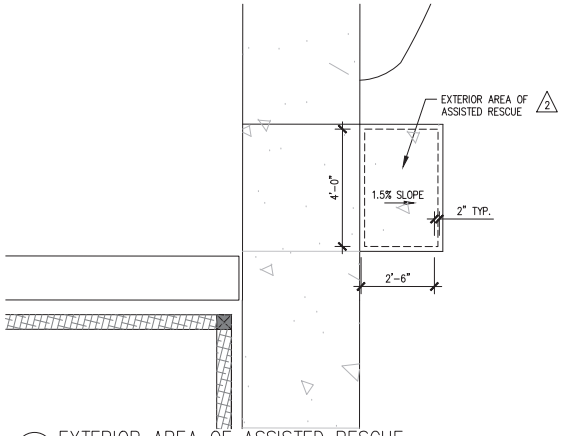
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AS NOTED

Drawing Title
CONSTRUCTION DETAILS

Drawing Number
NOT FOR CONSTRUCTION
L6.09

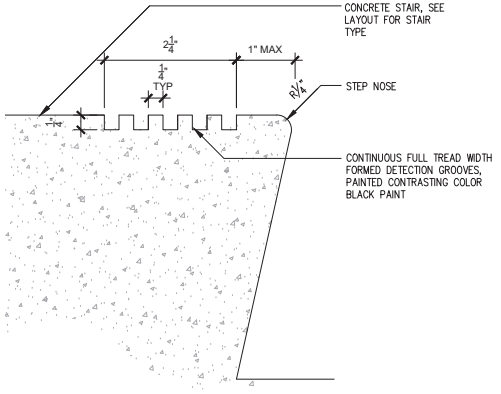
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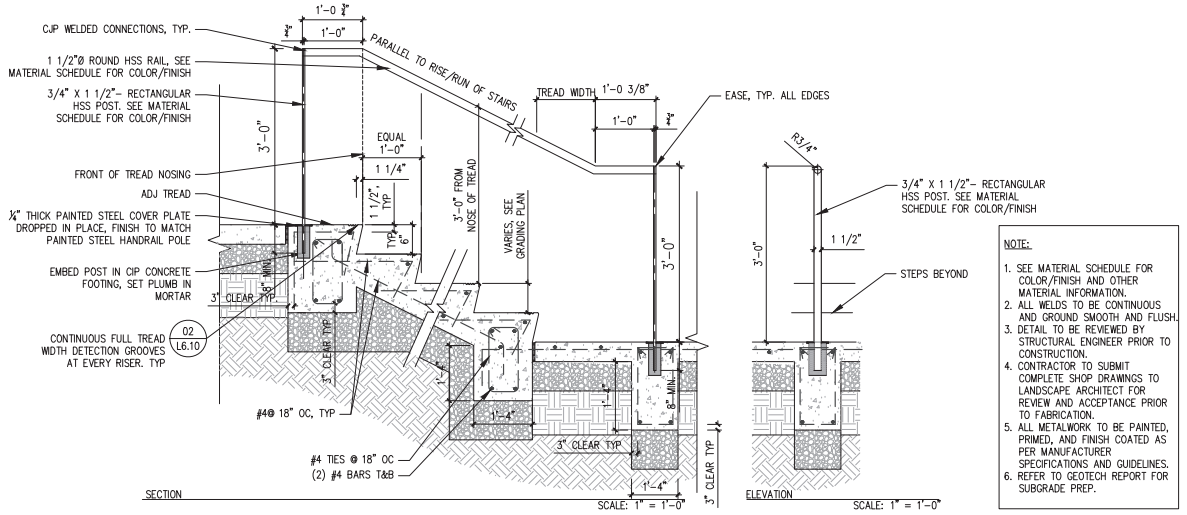


2 03 EXTERIOR AREA OF ASSISTED RESCUE
1/2"=1'-0"

2 NOTE:
DETECTION GROOVES SHOWN IN DETAIL ARE INDICATED AT STAIR TREADS AS SHOWN. STAIRS AND ASSOCIATED FEATURES ARE TO COMPLY WITH CBC AND ADA. REGARDING OTHER TACTILE WARNING FEATURES SUCH AS TRUNCATED DOMES, SEE SHEETS G0.03 FOR GUIDELINES AND SPECIFICATIONS AND SHEETS C2.0 AND C2.1 FOR LOCATIONS.



02 DETECTION GROOVES
1" = 1'-0"



NOTE:
1. SEE MATERIAL SCHEDULE FOR COLOR/FINISH AND OTHER MATERIAL INFORMATION.
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5. ALL METALWORK TO BE PAINTED, PRIMED, AND FINISH COATED AS PER MANUFACTURER SPECIFICATIONS AND GUIDELINES.
6. REFER TO GEOTECH REPORT FOR SUBGRADE PREP.

01 CAST-IN-PLACE CONCRETE STAIRS AND HANDRAIL
1" = 1'-0"

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Scale **North**
0 1/2 1/1
AS NOTED

Drawing Title
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Drawing Number
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L6.10

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02 FN2 OUTDOOR SOFA
NOT TO SCALE



03 FP PING PONG TABLE
NOT TO SCALE



01 FN1 DINING TABLE
NOT TO SCALE

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Signature
Renewal Date
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Scale **North**

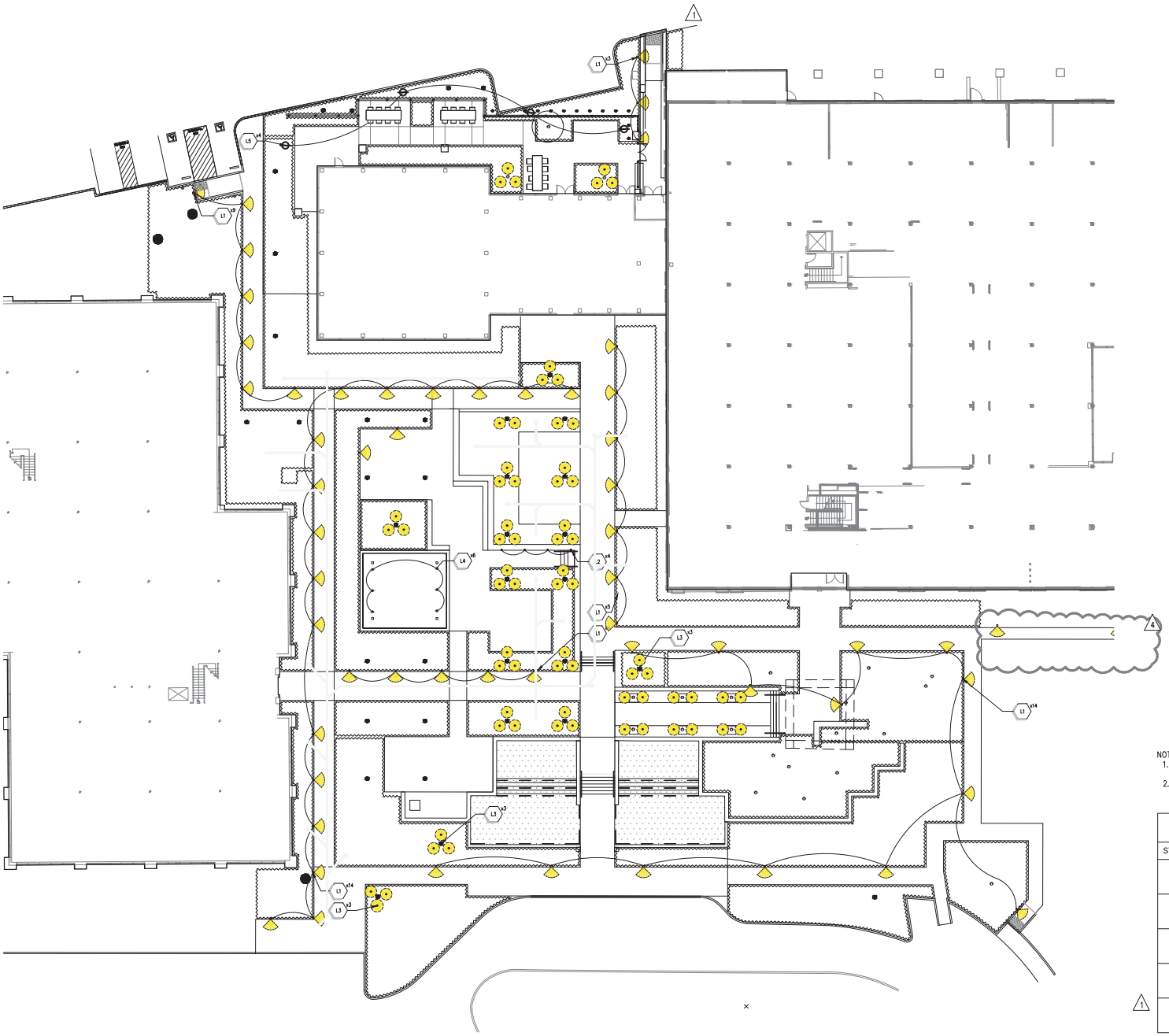
Drawing Title
CONSTRUCTION DETAILS

Drawing Number
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NOTES:
1. MOVEABLE FURNITURE SHOWN FOR REFERENCE ONLY, NOT IN CONTRACT, NOT IN PERMIT
2. FULL LIGHTING SCHEDULE ON L1.00A

LIGHTING FIXTURE SCHEDULE

SYMBOL	KEY	DESCRIPTION
	L1	77218 LED – COURTYARD BOLLARDS
	L2	33017+K3 LED RECESSED WALL LUMINARIES
	L3	TREE UPLIGHT: F080-15-H0-279-K-H-C
	L4	MOUNTED DOWNLIGHT 24 404 AT SHADE STRUCTURE
	L5	POLE LIGHT 88 164

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Scale 0 8' 16' 1/16" = 1'-0"

North

Drawing Title

LIGHTING PLAN

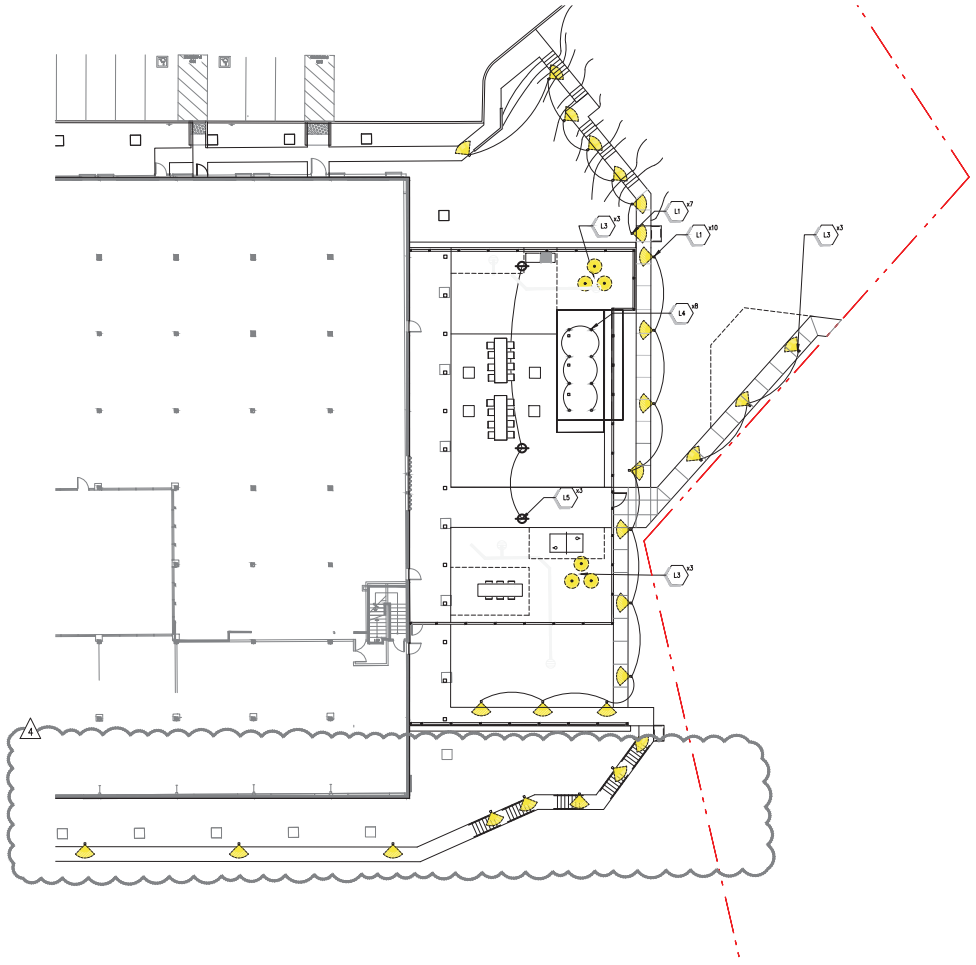
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p:\COP\copt101 2882-2884 sand hill rd\4 drawings\graphics\AutoCAD\Sheets\planning permit with sequoia\copt101 - entitlement set - planning set back up 240529\LIGHTING\L7.02 LIGHTING PLAN.dwg | PHOTOSHOPUSER | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) |



NOTES:
1. MOVEABLE FURNITURE SHOWN FOR REFERENCE ONLY, NOT IN CONTRACT, NOT IN PERMIT
2. FULL LIGHTING SCHEDULE ON L1.00A

LIGHTING FIXTURE SCHEDULE

SYMBOL	KEY	DESCRIPTION
	L1	77218 LED – COURTYARD BOLLARDS
	L2	33017+K3 LED RECESSED WALL LUMINARIES
	L3	TREE UPLIGHT: F080-15-HO-279-K-H-C
	L4	MOUNTED DOWNLIGHT 24 404 AT SHADE STRUCTURE
	L5	POLE LIGHT 88 164

SANDHILL COMMONS

2882-2884 SANDHILL ROAD
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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 6892
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Issuance:

- 10.03.2023 PLANNING SUBMITTAL
- 1 04.01.2024 PLANNING RESUBMITTAL
- 2 05.13.2024 PLANNING RESUBMITTAL
- 3 06.21.2024 PLANNING RESUBMITTAL
- 4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Scale
0 8' 16'
1/16" = 1'-0"

North

Drawing Title

LIGHTING PLAN

Drawing Number

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L7.02

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2

Wall luminaire · Directed light

BEGA

Application
This luminaire features flush mounted glass which distributes the light onto the installation surface uniformly with a wide-spread light distribution. Luminaire can be mounted with the light output upwards or downwards.

Materials
Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.8 lbs.

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 3.0 W
System wattage 5.8 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 348 lm
LED service life (L70) 60000 hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
RAL: CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
CUS Custom finish
MGU Marine grade undercoat
RAL RAL finish

Included (available for pre-shipment)
B 19542 Narrow opening wiring box



Wall luminaire · Directed light

	LED	A	B	C
B33223 3.0 W		4	›› /8	‹‹ /8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us . com

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Updated 01/29/23

06 ALTERNATE SCNONCE LIGHTING

Surface mounted downlight - wide beam

BEGA

Application
Compact ceiling mounted downlights designed for dowr lighting atriums, canopies, passages and other interior and exterior locations.

Materials
Marine grade, copper free (≤0.3% copper content) A36.0 aluminum alloy
Class A toughened safety glass
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
Silicone applied robotically to casting, plasma treated fo increased adhesion

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.65 lbs

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30°C
LED module wattage 8.0W
System wattage 12.0W
Controllability 0-10V dimmable
Color rendering index Ra › 80
Luminaire lumens 978 lumens (4000K)
LED service life (L70) 60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ **FSC** Fusing





Updated 02/11/22

04 L4 – MOUNTED DOWNLIGHT

NOT TO SCALE

LED recessed wall luminaires - shielded with louvers

BEGA

Application
LED recessed wall luminaire with unshielded light and louvers for use as location luminaires for means of way finding.

Materials
Floodlight housing constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
White safety glass
Silicone applied robotically to plasma treated casting for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.2 lbs

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30°C
LED module wattage 2.0W
System wattage 3.0W
Controllability 0-10V dimmable
Color rendering index Ra›80
Luminaire lumens 32 lumens (3001K)
LED service life (L70) 60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitat. Electrical and control information may vary from standard luminaire.

LED module wattage 2.0W (Amber)
System wattage 5.0W (Amber)
Luminaire lumens 10 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT)
☐ Bronze (BRZ) ☐ Silver (SLV)

Type:
BEGA Product:
Project:
Modified:





Updated 02/15/2018

02 L3 LED RECESSED WALL LUMINARIES

NOT TO SCALE

1



Product data sheet

Application
Pole-top luminaire with symmetrical light distribution.
For mounting heights 4000 - 6000 mm.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
BEGA Unidure® coating technology
Synthetic diffuser with white light-diffusing matt finish
Silicone gasket
For pole top ø 76 mm
Slip fitter insert depth 85 mm
Connecting cable X05BQ-F 5G1 mm²
Cable length 6 m
LED power supply unit
220-240 V AC 0/50-60 Hz
DC 196-250 V
DALI controllable
A basic isolation exists between power cable and control line.
BEGA Thermal Switch®
Temporary thermal shutdown to protect temperature-sensitive components
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK09
Protection against mechanical impacts < 10 joule
– Safety mark
CE – Conformity mark
Horizontal wind catching area: 0.06 m²
Weight: 6.0 kg
This product contains light sources of energy efficiency class(es) C, D

Light distribution



Luminaire
Module luminous flux 4000 lm
Luminaire luminous flux 2736 lm
Luminaire luminous efficiency 99,5 lm/W

Service life - Ambient temperature
Rated temperature t_a = 25 °C
L(D psu: > 50,000h
LED module: 120,000h (L80B50)

Ambient temperature max. t_a= 45 °C (100 %)
L(D psu: 50,000h
LED module: 110,000h (L80B50)

Lighting technology
Luminaire data for the DALux lighting design program for outdoor lighting, street lighting and indoor lighting, as well as luminaire data in EULUMDAT and IES format are available on the BEGA website at www.bega.com.

Accessories
For this luminaire we recommend the following BEGA luminaire pole:

Tapered aluminium poles, lacquered with access door and C-clamp
70914 Pole with arch,section H 4000 mm
70725 Pole with arch,section H 4500 mm
70915 Pole with arch,section H 5000 mm
70916 Pole with arch,section H 6000 mm
70781 Pole with bitsplate H 4000 mm
70782 Pole with bitsplate H 4500 mm
70784 Pole with bitsplate H 5000 mm

Cylindrically stepped aluminium poles lacquered - with door und C-rail
70901 Pole with arch,section H 4000 mm
70903 Pole with arch,section H 5000 mm
70905 Pole with arch,section H 6000 mm
70900 Pole with bitsplate H 4000 mm
70902 Pole with bitsplate H 5000 mm
70904 Pole with bitsplate H 6000 mm

Please see the instructions for use of the luminaire poles for suitable connection boxes.

BEGA Gantenbrink-Leuchten KG · Postfach 3160 · 59908 Menden · info@bega.com · www.bega.com

05 L5 – POLE LIGHTS

NOT TO SCALE



ECOSENSE RISE

FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES
1080	1 – Single Round	LO – Low Output MO – Medium Output HO – High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90 R - For RD, BL, AM *80 CRI not available in 2200K, 2500K, 5000K and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x50°) E2 - Elliptical 2 (30°x50°) E3 - Elliptical 3 (50°x50°) E4 - Elliptical 4 (60°x30°)	A - Satin B - Black S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot *with the ø 5 F not specified

EXAMPLE: F080-1R-LO-22-8-05-S-W-A

*SEE PHOTOMETRY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT 0°	LUMEN OUTPUT 40°	EFFICACY 0°	EFFICACY 40°	CBCP 0°	CBCP 40°
	4	Low Output	309	429	76	107	21,991	705
	7.5	Medium Output	531	761	71	101	37,824	1,251
	11.5	High Output	744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA

COLOR RENDERING INDEX	80+, 90+			
COLOR CONSISTENCY	3 STEP MACADAM ELLIPSE			
LUMEN DEPRECIATION	WATTS	L70 @ 25C	L70 @ 50C	L80 @ 25C	L80 @ 50C
	LOW	>60,500* >109,000**	>60,500* >109,000**	>60,500* >109,000**	>60,500* >109,000**
	MEDIUM	>60,500* >109,000**	>60,500* >109,000**	>60,500* >109,000**	>60,500* >109,000**
	HIGH	>60,500* >181,000**	>36,300*	>60,500* >159,800**	>35,200*

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

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855.6.ECOSEN

03 L3 – TREE UPLIGHTS

NOT TO SCALE



01 L2 BOLLARDS

NOT TO SCALE

SANDHILL COMMONS

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Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIMAN
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Renewal Date
12/31/2024
Date
STATE OF CALIFORNIA

Issuance:

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3 06.21.2024 PLANNING RESUBMITTAL
4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

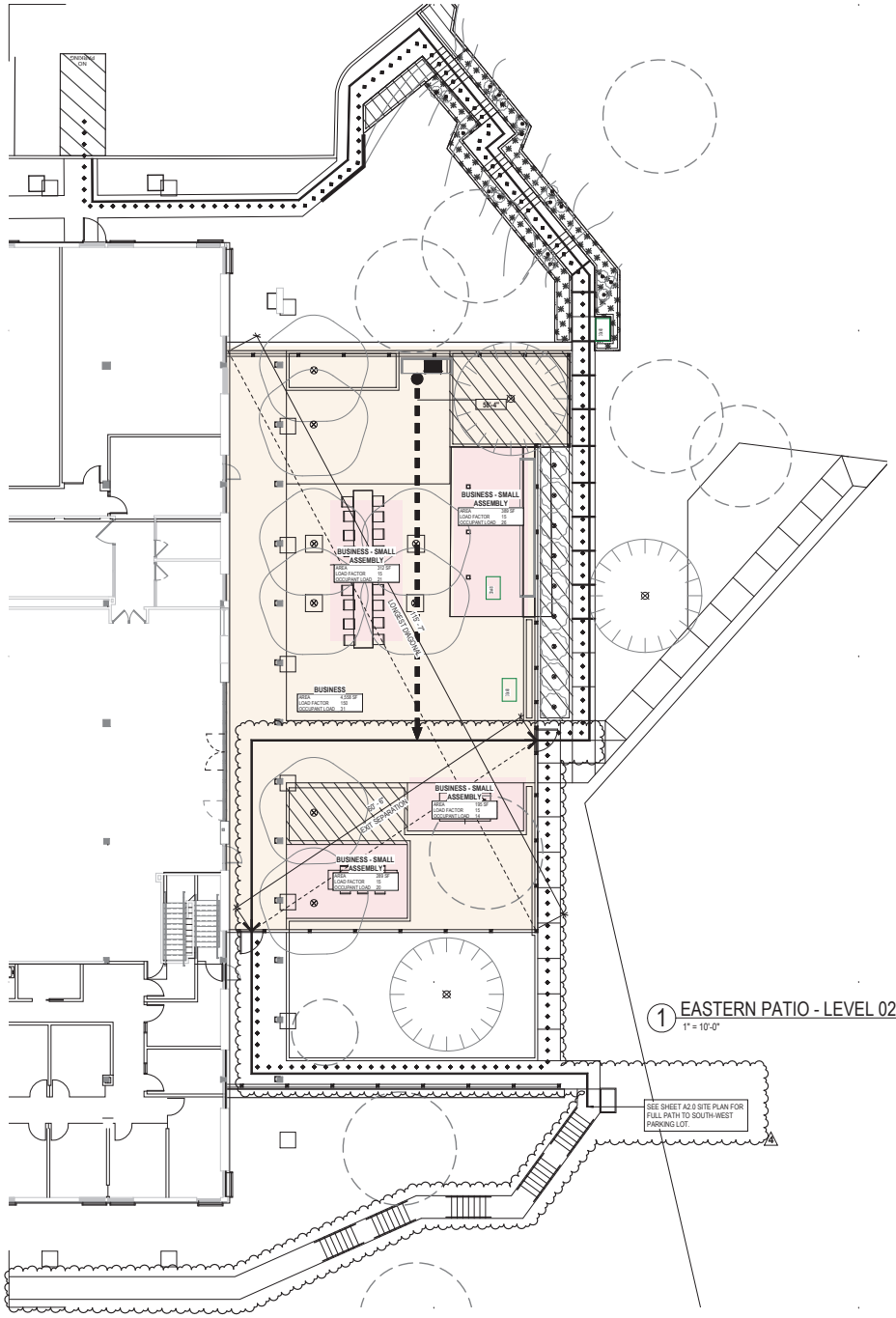
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Architectural Control Permit
Job Number
COPT102

Scale **North**

Drawing Title
LIGHTING CUT SHEETS

Drawing Number
NOT FOR CONSTRUCTION
L7.03

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1 EASTERN PATIO - LEVEL 02
1" = 10'-0"

CODE COMPLIANCE PLAN GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH APPLICABLE CODES.
2. FINAL LOCATIONS OF ALL LIFE SAFETY DEVICES AND FIXTURES ARE SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

CODE COMPLIANCE PLAN LEGEND

Schema 1 Legend

- Business - Small Assembly
- Business Areas

- EXIT SIGN
- FIRE EXTINGUISHER & CABINET (SCREENED IF EXISTING)
- FIRE EXTINGUISHER (SCREENED IF EXISTING)
- FIRE EXTINGUISHER & CABINET SURFACE MOUNTED (SCREENED IF EXISTING)
- DOOR EXIT WIDTH
- FIRE RATING OF DOOR IN MINUTES
- NOT IN CONTRACT
- COMMON PATH OF TRAVEL
- ROUTE TO EXIT ACCESS DOORWAYS
- EXIT PATH
- ACCESIBLE PATH OF TRAVEL
- EGRESS COMPONENT
  - OCCUPANCY CAPACITY - REQUIRED
  - WIDTH - REQUIRED
  - OCCUPANCY CAPACITY - PROVIDED
  - WIDTH - PROVIDED
- FUNCTION OF SPACE
  - AREA
  - OCCUPANT LOAD FACTOR
  - OCCUPANTS

OCCUPANT LOAD CALC - PATIO

FUNCTION OF SPACE	AREA (SF)	OCC LOAD FACTOR	OCC LOAD	DOOR FACTOR	DOOR WIDTH REQ	STAIR FACTOR	STAIR REQ
BUSINESS	4,558	150 SF	31	0.2	7"	0.3	10"
BUSINESS - SMALL ASSEMBLY	1,186	15 SF	81	0.2	18"	0.3	26"
TOTAL	5,744		112		25"		36"

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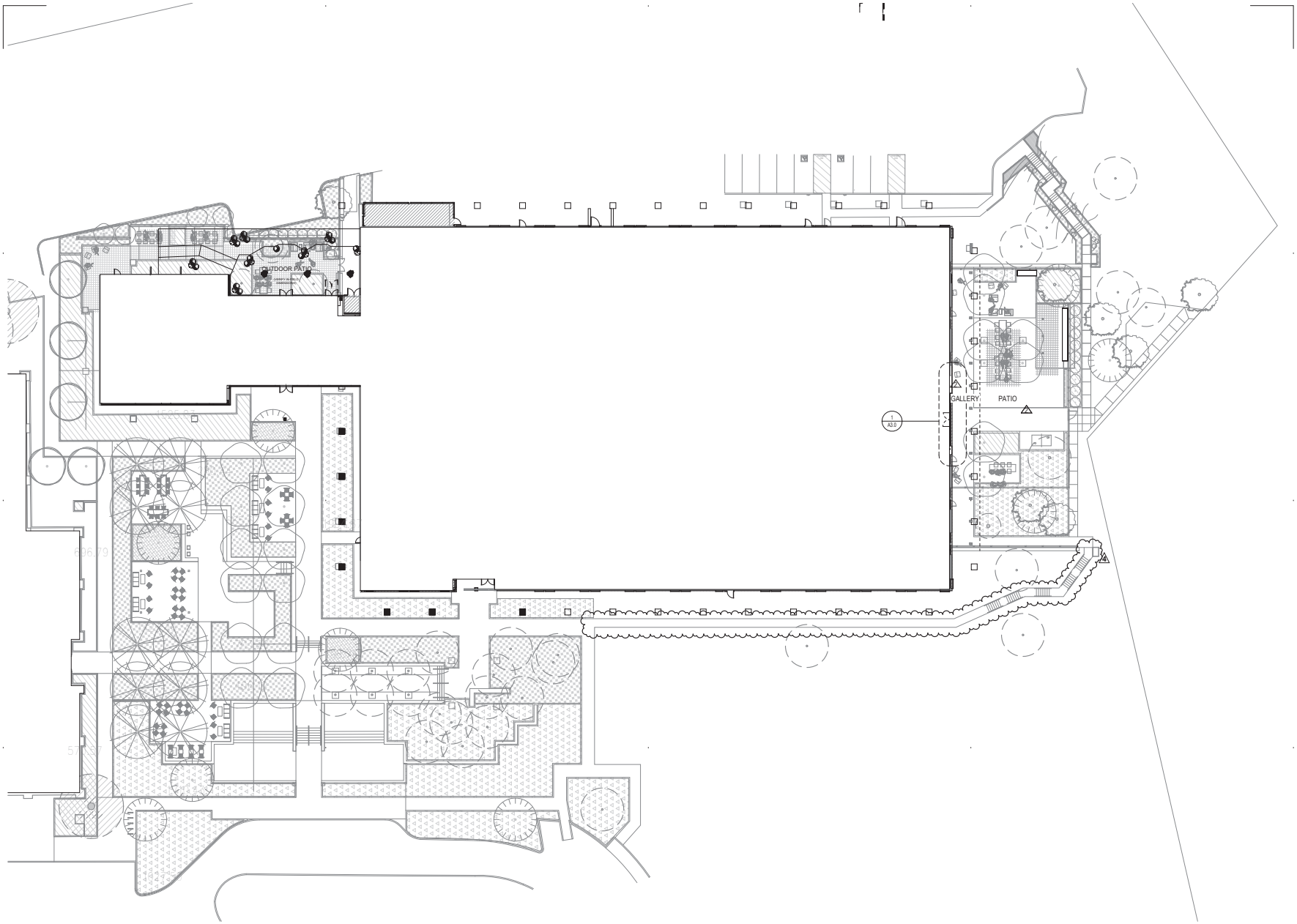
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Architectural Control Permit
Job Number
COPT102

Drawing Title
CODE COMPLIANCE PLAN AND SCHEDULE

Drawing Number
A1.0

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1 PROJECT SITE PLAN
1" = 20'-0"

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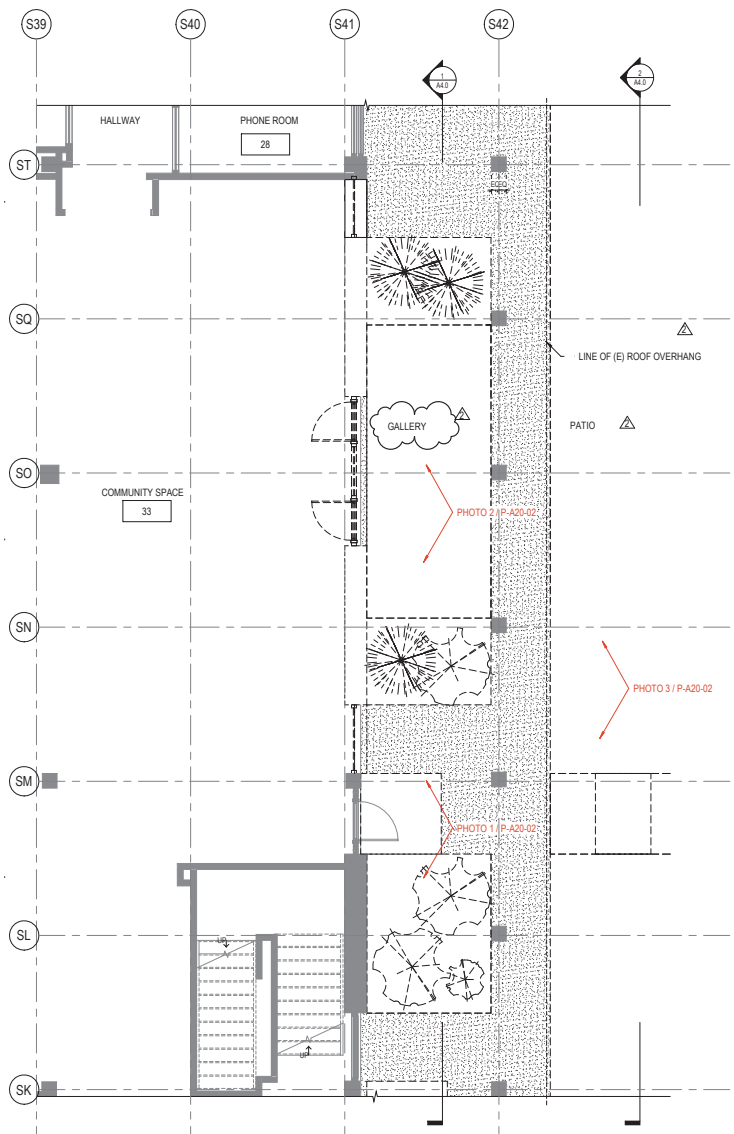
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Job Number
COPT102

Drawing Title
ARCHITECTURAL SITE PLAN

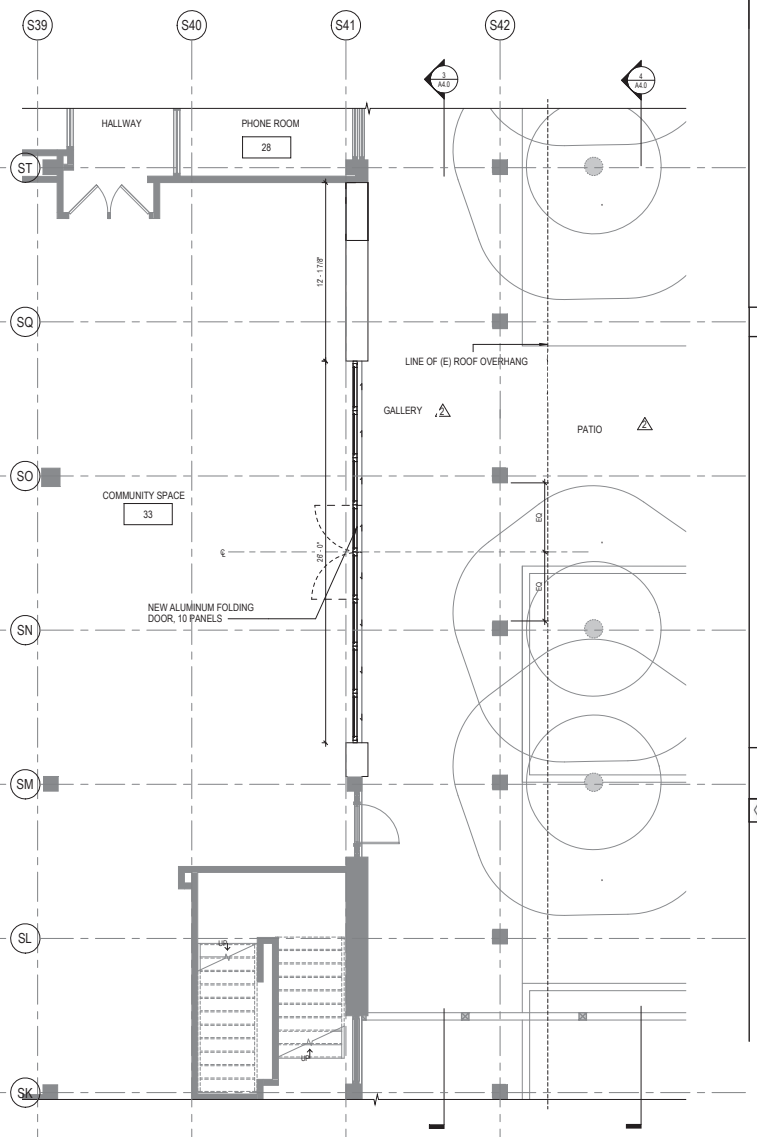
Drawing Number
A2.0

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LEVEL 02 DEMOLITION FLOOR PLAN - EXTERIOR DOOR

2 1/4" = 1'-0"



LEVEL 02 CONSTRUCTION FLOOR PLAN - EXTERIOR DOOR

1 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

FLOOR PLAN LEGEND

EXISTING PARTITION TO REMAIN

NEW PARTITION

FLOOR PLAN NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan

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4 07.19.2024 PLANNING RESUBMITTAL

Date: 07.19.2024

Phase
Architectural Control Permit
Job Number
COPT102

Drawing Title

ENLARGED FLOOR PLANS - DEMOLISHED AND PROPOSED

Drawing Number

A3.0

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PHOTO 1

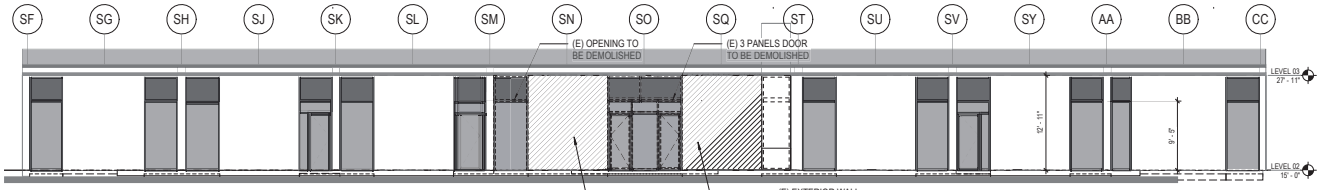


PHOTO 2



PHOTO 3





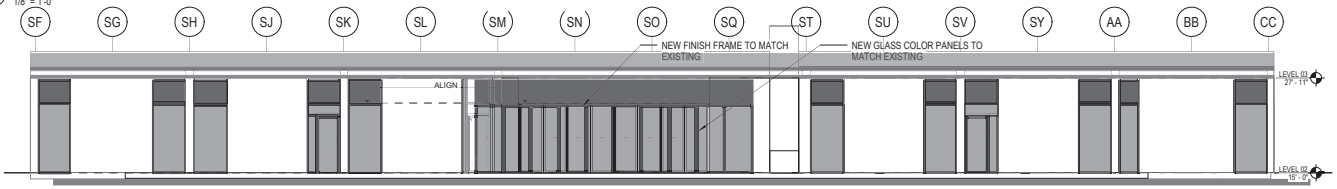
1 EXTERIOR ELEVATION @ GALLERY - DEMOLISHED

1/8" = 1'-0"



2 EXTERIOR ELEVATION @ PATIO - DEMOLISHED

1/8" = 1'-0"



3 EXTERIOR ELEVATION @ GALLERY - PROPOSED

1/8" = 1'-0"



4 EXTERIOR ELEVATION @ PATIO - PROPOSED

1/8" = 1'-0"

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Drawing Title
EXTERIOR ELEVATIONS - DEMOLISHED AND PROPOSED

Drawing Number
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Project Name: 2882-2884 Sandhill Road
Project Number: BPA2023-01322
November 4th 2023
Revised January 5, 2024
Revised May 15, 2024
Revised May 24, 2024
Revised July 19, 2024
SWA

2882-2884 Sandhill Road Landscape Improvements

Project Description:

The Sandhill Commons Courtyard Retrofit Landscape Renovation project at 2882-2884 Sand Hill Road aims to revitalize the exterior space to address several key aspects: drought resilience, decaying plant health, improved accessibility, material enhancements, and layout improvements. This project will take place within a defined boundary to seamlessly connect existing and proposed pathways while preserving current accessible drop-off and pedestrian routes as indicated on the site plans.

Originally developed and constructed in 1964, the Sand Hill Commons office campus is comprised of two buildings that span two floors. The buildings are composed around a central courtyard, with surface parking and ornamental lawns and gardens. The existing buildings are Contractor Modern Architectural style and Landscape, however, 2882-2884 is not a great representative Modernist work, nothing significant has been written about project, and the design does not appear to have been completed by a notable architect. The buildings are flat roof construction, with stucco and brick veneer facades. These buildings were favored by developers who prioritized inexpensive building materials, maximized square footage, and quick construction methods.

The primary objective of this renovation is to create a series of accessible outdoor spaces that will cater to the needs of existing tenants, offering lounge, work, and casual seating areas. Within the limit of work, 32 trees, of which 8 are designated as heritage trees, are planned for removal. The project will also introduce 49 new trees tailored for Zone 9b, promoting a sustainable and visually appealing environment that will better adapt to the future and warming climate. The total number of trees within the scope area will be 86 within the limit of work.

Community Engagement: During the design process the adjacent property owners at 2900, the Sharon Heights Golf Club, and the Commercial property at 2800 were both engaged for feedback. The Sharon Heights Golf club was engaged in November 2023 and the plans were presented, the feedback was positive and the owners are supportive of the project. The owners at 2800 were presented the plans in November 2023 and are also supportive of the project and the update for more climate appropriate trees. Letters of support will be provided from both neighbors for planning consideration. All neighboring properties were informed of the proposed heritage tree removals consistent with city requirements – no letters against the work were submitted according to correspondence with Joanna Chen with the City of Menlo Park.

The campus redesign will strictly adhere to stormwater runoff and capture code requirements, ensuring environmental responsibility throughout the renovation process. This project seeks to transform 2882 - 2884 Sand Hill Road into an inviting, functional, and eco-friendly outdoor space for the benefit of all tenants and visitors.

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
2882-2884 Sand Hill Rd.	PLN2023-00036	Daniel Cunningham, SWA Group	Sand Hill Commons REIT, Inc.

PROJECT CONDITIONS:

1. The architectural control permit shall be subject to the following ***standard conditions***:

   a. Development of the project shall be substantially in conformance with the plans prepared by SWA Group, consisting of 51 plan sheets, dated received July 22, 2024 and approved by the Planning Commission on August 12, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

   b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

   c. The applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project and in effect at the time of building permit issuance.

   d. Applicant shall keep the property in a clean and sanitary condition at all times, and maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.

   e. The project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations.

   f. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

   h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

   i. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree Ordinance and the Arborist Report and Tree Protection Plan prepared by Davey Resource Group, dated June 2024. Upon building permit application, all tree protection measures identified within the Arborist Report and Tree Protection Report shall be included as a sheet within the plan set and shall be adhered to. All conditions of approval associated with Heritage Tree Removal Permit 2023-00192 shall be adhered to.

   j. Prior to building permit issuance, the Applicant shall submit plans for construction parking management, construction staging, material storage and Traffic Control Handling Plan to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades.

   k. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
2882-2884 Sand Hill Rd.	PLN2023-00036	Daniel Cunningham, SWA Group	Sand Hill Commons REIT, Inc.

PROJECT CONDITIONS:

l. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

m. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The architectural control permit shall be subject to the following ***project-specific conditions***:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City, subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and the agreement shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection.

b. Prior to building permit issuance, the Applicant shall submit a finalized version of the Stormwater Control Plan, which shall provide stormwater treatment for the project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual, subject to review and approval by the Engineering Division. The Stormwater Control Plan shall include a written report identify existing and proposed project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance.

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Arborist Report and Tree Protection Plan

2882- 2884 Sand Hill Rd., Menlo Park, CA 94025

June 2024



Arborist Report & Tree Protection Plan for
2882-2884 Sand Hill Rd.
Menlo Park, California 94025

Prepared for:

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February 2024
Revised June 2024

Prepared by:

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Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

Contents

Summary **3**

Introduction **3**

Background 3

Assignment 3

Limits of the Assignment 4

Observations **4**

Methods 4

Tree Appraisal Calculation Methodology 4

Root Zone Calculations **5**

Conclusion and Recommendations **6**

Appendix A – Site Maps **9**

Appendix B – Tree Photos *Additional photos available upon request **12**

Appendix C – Tree Data **19**

Summary

In November 2023, Davey Resource Group (DRG) was contracted by Daniel Cunningham of SWA Group to conduct a tree inventory and develop a tree protection plan for the trees in the area of impact on the property at 2882-2884 Sand Hill Rd. in Menlo Park, CA. The request was made to tag the trees within the limit of work, assess the current condition of the trees, and provide a protection plan based on the findings.

On November 22, 2023, and again on February 24, 2024, an International Society of Arboriculture (ISA) Certified Arborist (Elizabeth Lanham, #WE-9234A) from Davey Resource Group evaluated twenty-two (22) trees in proximity to the project on the property, some of which may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. DRG was given landscape concept plans indicating the area of focus. This report will help guide the client to reduce potential impacts on healthy trees and guide them on which trees they should preserve and which they should remove during the landscape renovations. A report previously submitted for the same address was written in September 2022. In that report, eight (8) heritage trees were approved for removal. This report has three (3) of these trees reflected on this map, no additional permits should be required for these trees. Current plans include the update of the landscape in the area of focus on the property at 2882-2884 Sand Hill Rd. Tree information is summarized as follows:

- Twenty-two (22) trees were assessed, consisting of nine (9) species: coastal live oak (*Quercus agrifolia*, 2 trees), coast redwood (*Sequoia sempervirens*, 5 trees), sweet gum (*Liquidambar styraciflua*, 5 trees), and six (6) additional species.
- Seventeen (17) of the assessed trees fall under heritage tree status according to Menlo Park Municipal Code.
    - Three (3) of these trees were previously approved for heritage tree removals. On this map they are trees #1899-1900, 1902. On the previous map and on the tree tags these trees are #2313-2315.
- The inventory encompasses only the trees on the property that may be impacted by the proposed construction and the area of focus was approved by the client.
- Fifteen (15) trees were in fair condition and seven (7) trees were in good condition.
- Tree heights ranged from 7 ft to 130 ft.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 4 to 60.5 inches.
- Based on the tree appraisal, the value for all trees to be removed (exluding the pre-approved heritage trees) is $41,311.21 or an adjusted $41,300.00.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees, and trenching must be done by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Current plans for new landscape construction were provided for 2882-2884 Sand Hill Rd. in Menlo Park. The update of the landscape in the project limits is the two courtyards (north side of the building, and east side of the building) on the property at 2882 Sand Hill. The proposed project has the potential to impact trees within the limits of project disturbance. All trees with potential impacts over 4 inches in diameter on the property with construction or excavation were assessed and evaluated for impacts, and to determine if any trees meet the criteria for heritage status as defined by the City of Menlo Park.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on November 22, 2023, and February 24, 2024, and no soil excavation to expose roots was performed. The most recent development plans were available to assist in determining potential impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees. The landscape concept was not a complete site plan of all of the trees the clients intend on removing. This report will help guide them to remove unhealthy trees and replace them with healthy trees. The site plans that were referenced on-site are dated 5/13/2024, pages L0.04, L0.05, L1.0 and L1.02.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by landscape plans. The findings in this report can be used to make informed decisions on design planning and be used to guide long-term care of the trees and landscape. This report and tree protection plan can also be submitted to the City of Menlo Park for permitting purposes.

Observations

Methods

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition.

Tree Appraisal Calculation Methodology

The valuation of the assessed trees for the site was calculated using the trunk formula method described in the 10th edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers. The basic formula is as follows:

Unit Tree Cost x Condition Rating (%) x Functional Limitations (%) x External Limitations (%)

The basic tree cost is the sum of the installed tree cost and the cost of the difference between the adjusted trunk area and the replacement tree size (appraised tree size increase multiplied by unit tree cost). Size was measured as trunk cross-sectional area (square inches), calculated by 0.785 x $(DBH)^2$; where a circular cross-section was assumed.

Species size and cost data were obtained from the ISA Western Chapter Species Classification for Landscape Tree Appraisal (2004). The Western rating was used. No nursery group data were used as the Basic Tree Cost was calculated

using the above formula(s). Unit tree cost was determined to be $175. The condition rating was based on field observations already described. The functional and external limitation ratings were based on field and aerial imagery observations. The basic functional replacement tree cost was then calculated by multiplying the functional replacement tree cross-section area by the unit tree cost. The depreciated functional replacement tree (calculated using the basic functional replacement cost, the overall condition rating (%), the functional limitations rating (%), and the external limitations rating (%)) is then calculated, then rounded to provide the rounded replacement cost. Values can be found in Table 3, Appendix C.

Site Observations

The project site is located in the City of Menlo Park north of Junipero Serra Freeway. The parcel is a commercial building used for office rental, medical care, and fitness. Only trees within the limits of disturbance of the landscape project that are potentially impacted by the construction were assessed.

Tree Observations

Twenty-two (22) trees were assessed, consisting of nine (9) species: coastal live oak (*Quercus agrifolia*, 2 trees), coast redwood (*Sequoia sempervirens*, 5 trees), sweet gum (*Liquidambar styraciflua*, 5 trees), Cape Silver Tree (*Leucadendron argenteum* - 2 trees), Chinese Pistache (*Pistacia chinensis* - 1 tree), Crape Myrtle (*Lagerstroemia indica* - 1 tree), Deodar Cedar (*Cedrus deodara* - 3 trees), Japanese Maple (*Acer palmatum* - 2 trees), and Modesto Ash (*Fraxinus velutina* - 1 tree).

Seventeen (17) of the assessed trees fall under heritage tree status according to Menlo Park Municipal Code. The remaining five (5) trees are smaller than heritage-sized. Fiftteen (15) trees were in fair condition and seven (7) trees were in good condition. Tree diameters ranged from 4 inches to 60.5 inches. Tree heights ranged from 7 ft to 130 ft. Canopy spread ranged from 5 ft to 50 ft.

Maps of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B and Tree data can be found in Appendix C.

Root Zone Calculations

The trunk diameters of trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. As this project is located in the City of Menlo Park, CRZ was substituted with the city standard of 10 times DBH to determine the Tree Protection Zone (TPZ) as seen in Table 1 according to Menlo Park Municipal Code Section 13.24.030 of Chapter 13.24. The CRZ represents the typical rooting area required for tree health and survival. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites.*[1] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH are considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The CRZ and SRZ for the surveyed trees are listed in Appendix C, Table 1.

[1] Dr. Kim Coder. Conserving Trees During Site Development: A Training Manual. University of Georgia. 2018.

Conclusion and Recommendations

Tree condition is important to evaluate before construction because healthy trees can better withstand construction impacts and partial root loss. In addition, it may not be of value to try to preserve trees in poor condition through construction when removal is a better option for the aesthetic value and health of the tree population as a whole.

There are two considerations when evaluating tree root disturbance during construction; the removal of absorption roots and anchoring roots. Removal (or compaction in the area) of the feeder roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive root loss is dependent on its tolerance of drought, tree health, and the ability to form new roots quickly.

Recommendations for these trees are as follows:

- Tree numbers 1904, 1905, 1907, and 1917 are scheduled for removal based on the construction plans.
- Trees #1904-1905, 1907 are in the footprint of the expansion and paving and these will need to be removed. No permit is required for the removal of these trees.
- Tree #1906 is about 6.5 ft from the proposed paving work and 6 ft from the fence posting. Impacts are expected to be moderate to high. For this tree, the tree protection zone should be installed along the furthest extent of the existing paving instead of the dripline of the tree and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal. If the tree needs to be removed, a permit is required for the removal of this tree.
- Trees #1900, 1902, and 1899 are all heritage trees with tree tag numbers #2313-2315. These trees have been approved for removal in a previous report dated September 2022.
- Trees #1908-1909 will be about 4-5 ft. from the proposed work. Impacts are expected to be moderate. For these trees, the tree protection zone should be installed along the furthest extent of the existing paving instead of the dripline of the tree and can be grouped together. The fencing should only be moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Trees #1910-1911 are over 10 ft. away from the proposed work. Impacts are expected to be low to moderate. The tree protection zone fencing should be installed along the dripline of the trees and can be grouped together.
- Trees #1912-1915 will have a nearby existing pathway replaced. Impacts are expected to be low to moderate. The tree protection zone fencing should be installed along the dripline of the trees and can be grouped together and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Tree #1917 is about 4 ft. from the proposed paving work. Impacts are expected to be high. Removal of the tree is recommended. No permit is required for the removal of the tree.
- Tree #1916 will be about 3 ft away from the new paving. The paving material will be decomposed granite which will allow for less impaction. The tree protection should be installed to the dripline and moved in

during the paving process. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.

- Tree #1918 is about 6 ft. away from the proposed paving work. A decorative fence is scheduled to be installed within the TPZ. Since the foundation is going to be pillar-style footings, the risk to the TPZ is reduced. Impacts are expected to be moderate. Tree protection fencing should be installed along the dripline of the tree and only moved when work is to occur within the TPZ. Once the fencing is installed, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Tree #1919 is about 5 ft. from the proposed new walkway. Tree number 1919 is also rated as poor due to structure and form. Impacts are expected to be high. Exploratory trenching with hand tools should be done to determine the root quantity and size in the area. Tree protection fencing should be installed along the TPZ and moved in when excavation is to occur in the TPZ, and moved to the farthest extent possible when excavation is complete. Any excavation that occurs within the TPZ should be done under arborist supervision. Any roots over 2-inches in diameter should only be removed with the approval of the onsite arborist, they should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal if design plans cannot be changed. If removal is required, a permit is required for removal of the tree.
- Trees #1920-1922 are about 8 ft. and further away from the proposed work. Impacts are expected to range from low to moderate. The tree protection zone should be installed along the dripline of the trees and can be grouped together and only moved when work is to occur within the TPZ. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Any tree indicated in Appendix C, Table 2 that was identified as a heritage tree will require a permit if that tree is to be removed.
- Based on the tree appraisal, the value for the value for all trees to be removed is $41,311.21 or an adjusted $41,300.00.
- No intrusion whatsoever may occur to the SRZ of any tree to be retained. Please refer to Appendix C, Table 1 for SRZ and TPZ measurements. Any tree with impacts to the TPZ is recommended for removal or must be monitored by a consulting arborist during excavation or compaction.
- If the client wishes to retain trees that have construction occurring in the TPZ, the work must be done under the supervision of the onsite arborist.
- Due to the sensitive nature of working within the TPZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- All trees to be retained should be protected with chain link tree protection fencing. The ideal location for the fence is outside or along the TPZ which is calculated as 10 times the diameter measured at 4.5 ft from grade, according to the City of Menlo Park's municipal code, listed in Appendix C, Table 1. At a minimum, tree protection fencing can alternatively be placed at the furthest extent of the tree drip line. If no other alternative exists, fencing should be placed at the furthest extent of construction and moved outward as construction is completed.

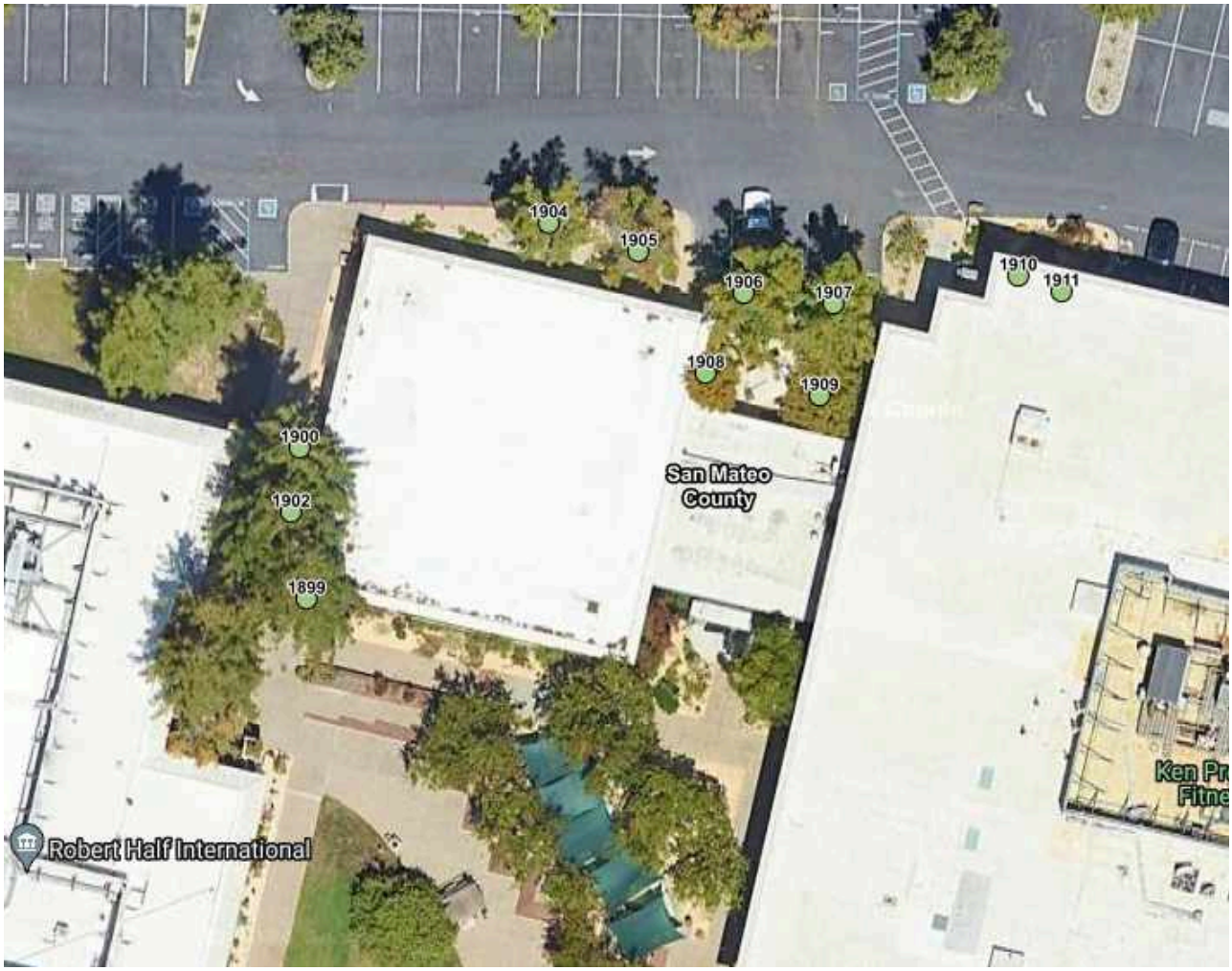
- TPZ fencing should be 6 feet in height, and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 2 feet of the trunk. Fence posts should be 2-inch in diameter and galvanized, and installed 2 feet below grade. Posts may be movable rather than below grade and may not be spaced more than 10 feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA Registered Consulting Arborist is recommended at monthly intervals.
- Applying a 4-inch layer of wood chip mulch within the TPZ of trees in the work area, particularly if the entire TPZ cannot be fenced due to construction, is a best practice that is highly recommended. This aids in reducing the impact of soil compaction from foot traffic and/or heavy equipment during the upcoming construction activities. Mulch also aids the soil in water retention and also helps insulate the soil from hot and cold weather extremes.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate soil.
- If the excavation damages any irrigation system, it should be inspected and repaired by a qualified irrigation technician.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers before any disturbance at the site.

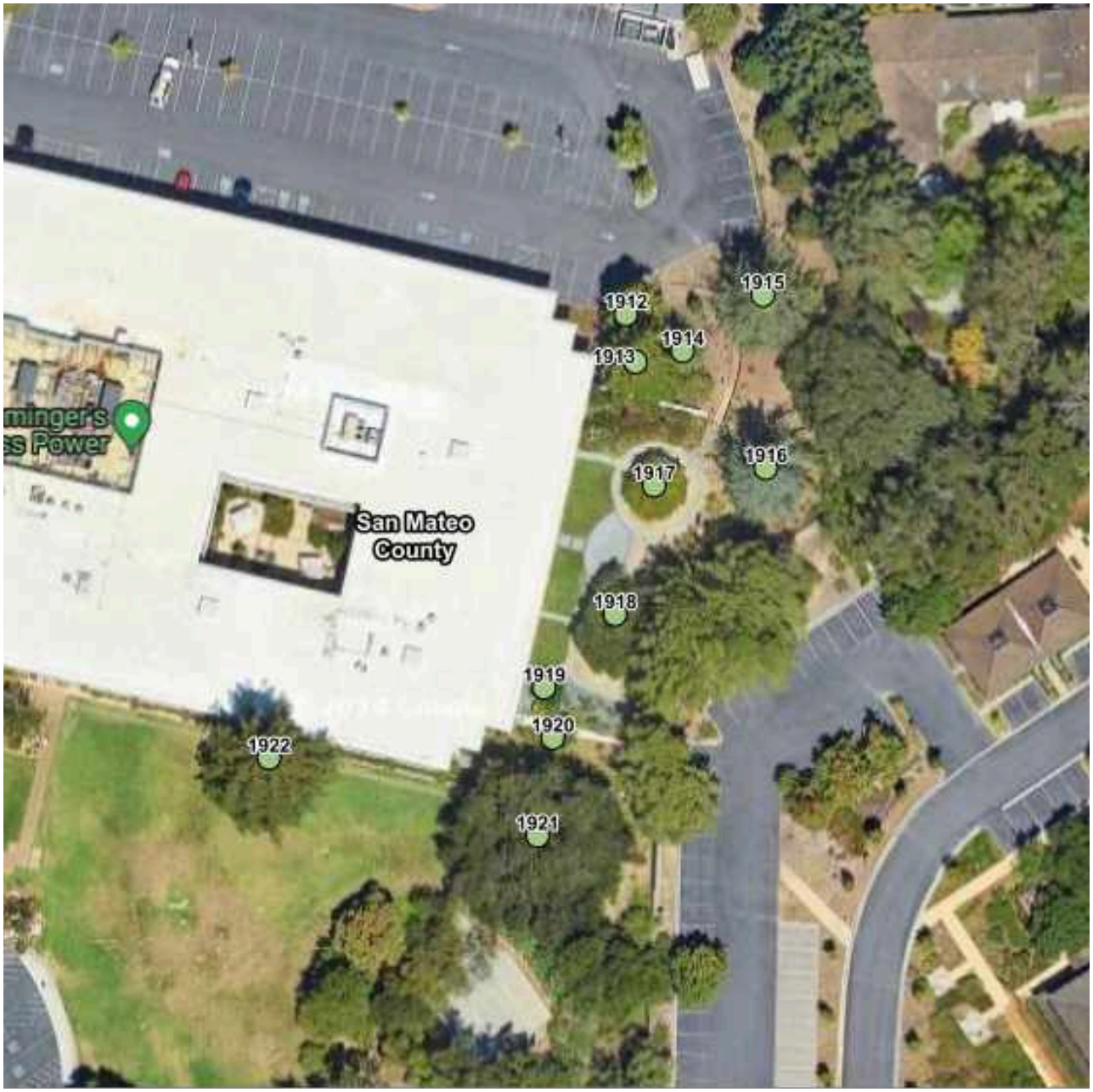
Appendix A – Site Maps



Map 1. Overview of 2882-2884 Sand Hill Rd. and tree locations.



Map 2. Detail 1: 2882-2884 Sand Hill Rd



Map 3. Detail 2: 2882-2884 Sand Hill Rd

Appendix B – Tree Photos Additional photos available upon request



Photo 1. Trees # 2304 and 2305. Liquidamber trees at the rear of the property.

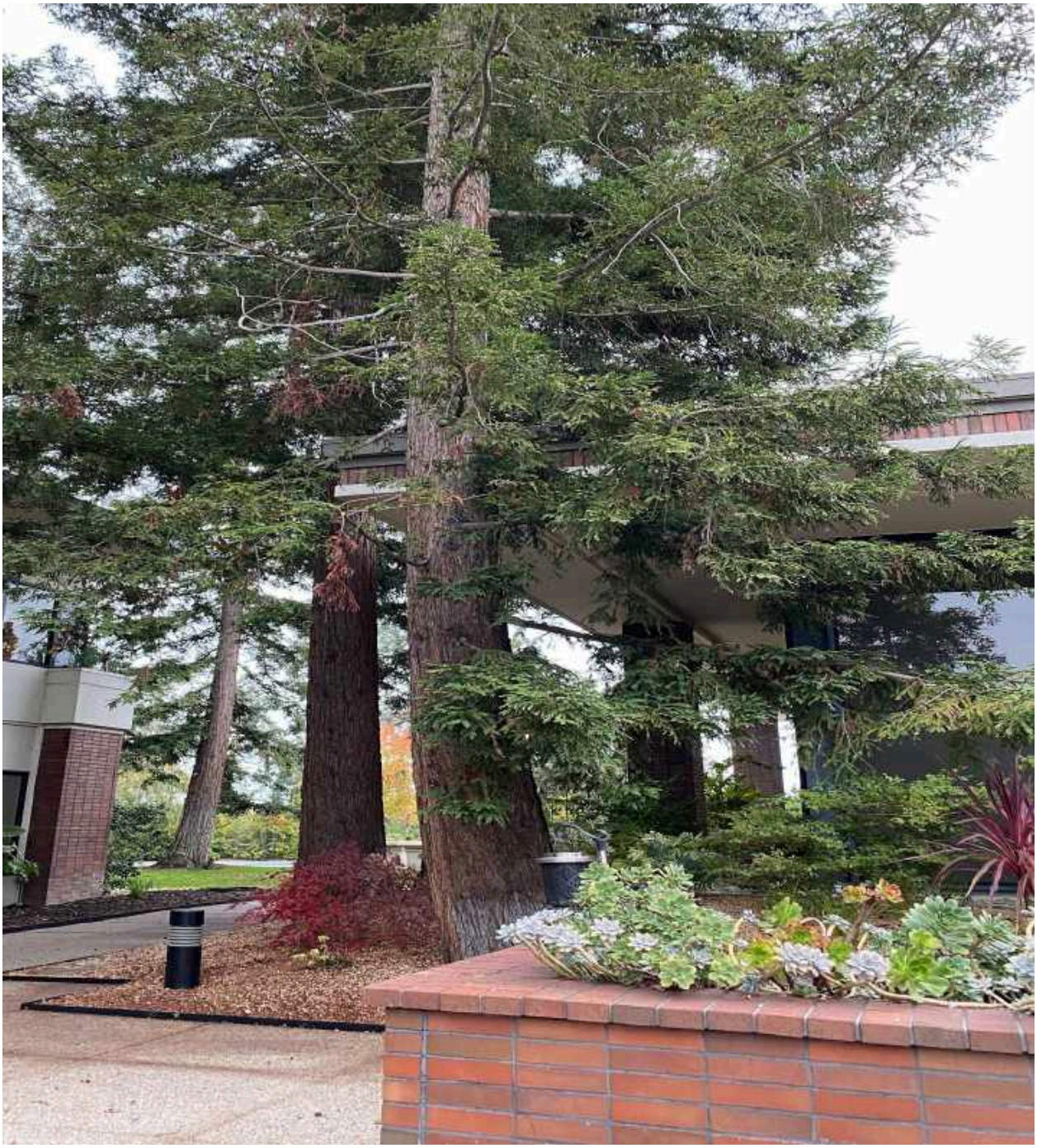


Photo 2. Trees # 1899-1900,1902. Coastal redwood trees near the front of the property. These trees are pre-approved to be removed.



Photo 3. Tree # 1908. Japanese maple to be preserved.



Photo 4. Tree # 1909. Japanese maple to be preserved.



Photo 5. No tags -trees # 1912-1914 are to be preserved during construction.



Photo 6. No tags -tree # 1917. Chinese pistache to be removed for construction.



Photo 7. No tags -tree # 1918. Coast live oak to be preserved during construction.

Appendix C – Tree Data

Table 1: Tree Information

Tree #	Stems	Common Name	Botanical name	DBH	Canopy	Height	TPZ	SRZ	Observations and Defects
1899	**1**	**Coast Redwood**	***Sequoia sempervirens***	**28**	**12**	**75**	**23**	**13**	**Full crown, Tag 2315 This tree is pre-approved for removal.**
1900	**1**	**Coast Redwood**	***Sequoia sempervirens***	**28**	**12**	**75**	**23**	**13**	**Full crown, Tag 2313 This tree is pre-approved for removal.**
1902	**1**	**Coast Redwood**	***Sequoia sempervirens***	**29**	**12**	**78**	**24**	**13**	**Full crown, small deadwood (1-2"), Tag 2314 This tree is pre-approved for removal.**
1904	**1**	**Sweetgum**	***Liquidambar styraciflua***	**12.5**	**14**	**30**	**10**	**6**	**One-sided, small deadwood (1-2"), Tag 2305, nest present**
1905	**1**	**Sweetgum**	***Liquidambar styraciflua***	**13.5**	**15**	**30**	**11**	**6**	**Full crown, small deadwood (1-2"), Tag 2304**
1906	1	Sweetgum	*Liquidambar styraciflua*	15	15	36	12	7	Full crown, girdling roots, small deadwood (1-2"), **Tag 2303**, girdling root
1907	**1**	**Sweetgum**	***Liquidambar styraciflua***	**14**	**15**	**39**	**12**	**6**	**Full crown, girdling roots, small deadwood (1-2"), Tag 2302, girdling root**
1908	6	Japanese Maple	*Acer palmatum*	24	12	25	20	11	Multi-trunked, full crown, small deadwood (1-2"), **Tag 2307**, dbh sum 6, 5, 5, 3, 3, 2
1909	7	Japanese Maple	*Acer palmatum*	25	12	25	21	11	Multi-trunked, full crown, small deadwood (1-2"), **Tag 2306**, dbh sum 4, 4, 4, 4, 3, 3, 3
1910	1	Cape Silver Tree	*Leucadendron argentum*	4	5	33	3	2	Full crown, No Tag

Tree #	Stems	Common Name	Botanical name	DBH	Canopy	Height	TPZ	SRZ	Observations and Defects
1911	1	Cape Silver Tree	*Leucadendron argentum*	4	7	39	3	2	Full crown, No Tag
1912	1	Sweetgum	*Liquidambar styraciflua*	19	15	60	16	9	Full crown, No Tag
1913	1	Coast Redwood	*Sequoia sempervirens*	34	25	100	28	15	Full crown, No Tag
1914	1	Deodar Cedar	*Cedrus deodara*	9.5	12	50	8	4	Full crown, No Tag
1915	1	Deodar Cedar	*Cedrus deodara*	31	27	75	26	14	Full crown, No Tag
1916	1	Deodar Cedar	*Cedrus deodara*	31.5	25	60	26	14	Full crown,No Tag; sap stains on trunk from prior prune
1917	**1**	**Chinese Pistache**	***Pistacia chinensis***	**8**	**15**	**21**	7	**4**	**Full crown, small deadwood (1-2"), No Tag; stones at base**
1918	1	Coastal Live Oak	*Quercus agrifolia*	20.5	30	33	17	9	Full crown, small deadwood (1-2"), No Tag; stones at base
1919	14	Crape Myrtle	*Lagerstroemia indica*	29	4	7	24	13	Full crown, No Tag, dbh summed: 3, 3, 3, 3, 2, 2, 2, 2, 1.5, 1.5, 1.5, 1.5, 1.5, 1.5
1920	1	Modesto Ash	*Fraxinus velutina*	29	4	7	24	13	Full crown, small deadwood (1-2"), No Tag
1921	1	Coastal Live Oak	*Quercus agrifolia*	40.5	40	35	34	18	Full crown, included bark, small deadwood (1-2"), No Tag, measured below union at about 3 ft
1922	1	Coast Redwood	*Sequoia sempervirens*	60.5	50	130	50	27	Full crown, small deadwood (1-2"), No Tag

Table 2: Tree Condition Ratings

80-100% - Good; 51-79% - Fair; 30-50% - Poor; 1-29% - Critical; 0 - Dead

#	Common Name	Botanical name	Health	Structure	Form	Condition	Protected
1899	**Coast Redwood**	***Sequoia sempervirens***	**75%**	**85%**	**85%**	**Fair - 75%**	**Yes**
1900	**Coast Redwood**	***Sequoia sempervirens***	**75%**	**85%**	**85%**	**Fair - 75%**	**Yes**
1902	**Coast Redwood**	***Sequoia sempervirens***	**75%**	**85%**	**85%**	**Fair - 75%**	**Yes**
1904	**Sweetgum**	***Liquidambar styraciflua***	**80%**	**70%**	**70%**	**Fair - 70%**	**No**
1905	**Sweetgum**	***Liquidambar styraciflua***	**80%**	**70%**	**70%**	**Fair - 70%**	**No**
1906	Sweetgum	*Liquidambar styraciflua*	80%	65%	65%	Fair - 65%	Yes
1907	**Sweetgum**	***Liquidambar styraciflua***	**80%**	**65%**	**65%**	**Fair - 65%**	**No**
1908	Japanese Maple	*Acer palmatum*	80%	70%	70%	Fair - 70%	Yes
1909	Japanese Maple	*Acer palmatum*	80%	75%	70%	Fair - 70%	Yes
1910	Cape Silver Tree	*Leucadendron argenteum*	80%	75%	75%	Fair - 75%	No
1911	Cape Silver Tree	*Leucadendron argenteum*	80%	75%	75%	Fair - 75%	No
1912	Sweetgum	*Liquidambar styraciflua*	80%	75%	75%	Fair - 75%	Yes
1913	Coast Redwood	*Sequoia sempervirens*	85%	85%	85%	Good - 85%	Yes
1914	Deodar Cedar	*Cedrus deodara*	85%	85%	85%	Good - 85%	No
1915	Deodar Cedar	*Cedrus deodara*	85%	85%	85%	Good - 85%	Yes
1916	Deodar Cedar	*Cedrus deodara*	85%	85%	85%	Good - 85%	Yes
1917	**Chinese Pistache**	***Pistacia chinensis***	**85%**	**80%**	**80%**	**Good - 80%**	**No**
1918	Coastal Live Oak	*Quercus agrifolia*	85%	80%	80%	Good - 80%	Yes
1919	Crape Myrtle	*Lagerstroemia indica*	75%	55%	55%	Fair - 55%	Yes
1920	Modesto Ash	*Fraxinus velutina*	80%	75%	75%	Fair - 75%	Yes
1921	Coastal Live Oak	*Quercus agrifolia*	80%	80%	80%	Good - 80%	Yes
1922	Coast Redwood	*Sequoia sempervirens*	65%	75%	75%	Fair - 65%	Yes

Table 3: Tree Appraisal

#	Common Name	Condition	External Limitation (%)	Functional Limitation (%)	Protected tree (Yes/No)	Remove (Yes/No)	Appraised Value ($)	Rounded Value ($)
1899	**Coast Redwood**	**Fair - 75%**	**90**	**90**	**Yes**	**Yes (Previously approved)**	**$65,428.97**	**$65,450**
1900	**Coast Redwood**	**Fair - 75%**	**90**	**90**	**Yes**	**Yes (Previously approved)**	**$65,428.97**	**$65,450**
1902	**Coast Redwood**	**Fair - 75%**	**90**	**90**	**Yes**	**Yes (Previously approved)**	**$70,185.92**	**$70,200**
1904	**Sweetgum**	**Fair - 70%**	**90**	**85**	**No**	**Yes**	**$11,497.42**	**$11,500**
1905	**Sweetgum**	**Fair - 70%**	**90**	**85**	**No**	**Yes**	**$13,407.10**	**$13,400**
1906	Sweetgum	Fair - 65%	90	70	Yes	No	$12,322.11	$12,300
1907	**Sweetgum**	**Fair - 65%**	**90**	**70**	**No**	**Yes**	**$11,025.99**	**$11,000**
1908	Japanese Maple	Fair - 70%	90	85	Yes	No	$42,373.04	$42,370
1909	Japanese Maple	Fair - 70%	90	85	Yes	No	$45,977.70	$46,000
1910	Cape Silver Tree	Fair - 75%	90	85	No	No	$1,261.10	$1,250
1911	Cape Silver Tree	Fair - 75%	90	85	No	No	$1,261.10	$1,250
1912	Sweetgum	Fair - 75%	90	85	Yes	No	$28,453.61	$28,450
1913	Coast Redwood	Good - 85%	90	85	Yes	No	$103,263.28	$103,250
1914	Deodar Cedar	Good - 85%	90	85	Yes	No	$8,061.86	$8,000
1915	Deodar Cedar	Good - 85%	90	85	Yes	No	$85,844.30	$85,850
1916	Deodar Cedar	Good - 85%	90	85	Yes	No	$88,635.80	$88,600
1917	**Chinese Pistache**	**Good - 80%**	**90**	**85**	**Yes**	**Yes**	**$5,380.70**	**$5,400**

1918	Coastal Live Oak	Good - 80%	90	85	Yes	No	$35,331.89	$35,350
1919	Crape Myrtle	Fair - 55%	80	70	Yes	No	$35,583.97	$35,600
1920	Modesto Ash	Fair - 75%	90	85	Yes	No	$63,286.70	$63,300
1921	Coastal Live Oak	Good - 80%	90	85	Yes	No	$137,901.56	$137,900
1922	Coast Redwood	Fair - 65%	90	85	Yes	No	$250,030.65	$250,000
Appraised value for all trees to be removed:							**$242,355.10**	**$242,400**
Appraised value for all trees (exluding pre-approved trees) to be removed:							**$41,311.21**	**$41,300**

Bold indicates removal, Red/bold indicates removed heritage size

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Arborist Report and Tree Protection Plan

2882- 2884 Sand Hill Rd., Menlo Park, CA 94025

September 2023



Phase 1 and 2 Arborist Report & Tree Protection Plan for
2882-2884 Sand Hill Rd.
Menlo Park, California 94025

Prepared for:

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September 2023

Prepared by:

Davey Resource Group
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Notice of Disclaimer

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Contents

Summary 3

Introduction 3

Background 3

Assignment 4

Limits of the Assignment 4

Observations 4

Methods 4

Root Zone Calculations 5

Phase 1 Recommendations 6

Health Recommendations 7

Conclusions 7

Appendix A – Site Maps 8

Appendix B – Tree Photos Additional photos available upon request 9

Appendix C – Tree Data 13

Summary

In July 2023, Davey Resource Group (DRG) was contracted by Daniel Cunningham of SWA Group to review the existing tree inventory, update the tree protection plans, and develop recommendations to improve the health of the fair condition trees at 2882-2884 Sand Hill Rd. in Menlo Park, CA.

On August 24, 2022, an International Society of Arboriculture (ISA) Certified Arborist (Sabrina Huey, #WE-14060A) from Davey Resource Group conducted the evaluation of one hundred nine (109) trees affected by the project on the property; many of the trees may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. DRG was provided with phase 1 plans to determine the area of impact. This report will help guide the client to reduce potential impacts on healthy trees, improve the health of fair condition trees, and guide them on which trees they should preserve and which they should remove during the landscape renovations. Current plans include the update of the landscape in the area of focus on the property at 2882-2884 Sand Hill Rd. Tree information is summarized as follows:

For the phase 1 scope:

- Twenty-seven (27) trees were assessed, consisting of eight (8) species: California pepper (*Schinus molle*, 1 tree), coast redwood (*Sequoia sempervirens*, 2 trees), crape myrtle (*Lagerstroemia indica*, 10 trees), evergreen pear (*Pyrus kawakamii*, 9 trees), Japanese maple (*Acer palmatum*, 1 tree), water gum (*Tristania laurina*, 1 tree), white birch (*Betula pendula,* 1 tree), and yulan magnolia (*Magnolia denudata*, 2 trees).
- Five (5) of the assessed trees fall under heritage tree status according to Menlo Park Municipal Code.
- The inventory encompasses only the trees on the property that may be impacted by the proposed construction and the area of impact as provided by the client.
- Fifteen (15) trees were in fair condition, ten (10) trees were in good condition, and two (2) trees were in poor condition.
- Tree heights ranged from 11-20 ft to 51-60 ft.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 3 to 30 inches.

For the phase 2 scope:

- The scope is extended outside of the main courtyard into the corridor to the northwest of the courtyard, adding an additional seven trees
- These trees consisted of coast redwood (*Sequoia sempervirens*, 6 trees) and sweetgum (*Liquidambar styraciflua*, 2 trees).
- Six (6) of the assessed trees fall under heritage tree status according to Menlo Park Municipal Code.
- Six (6) trees were in fair condition and two (2) trees were in poor condition.
- Tree heights ranged from 31-40 ft to 51-60 ft.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 9 to 28 inches.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees, and trenching must be done by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Phase 1 and 2 plans for new construction were provided for 2882-2884 Sand Hill Rd. in Menlo Park. The landscape update in the area of focus on the property in between the existing buildings 2882 and 2884. The proposed project can potentially impact trees within the limits of project disturbance. All trees with potential impacts over 4 inches in

diameter on the property with construction or excavation were assessed and evaluated for impacts, and to determine if any trees meet the criteria for heritage status as defined by the City of Menlo Park.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on August 24, 2022, and no soil excavation to expose roots was performed. The most recent development plans were available to assist in determining potential impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees. The landscape concept was not a complete site plan for all the trees the clients intend to remove. This report will help guide them to remove and replace unhealthy trees with healthy trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that landscape plans may impact. The findings in this report can be used to make informed decisions on design planning and be used to guide long-term care of the trees and landscape. This report and tree protection plan can also be submitted to the City of Menlo Park for permitting purposes.

Observations

Methods

A visual inspection was used to develop this report's findings, conclusions, and recommendations. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree’s health, structure, and form, and the lowest percentage was used as the overall tree condition.

Site Observations

The project site is located in the City of Menlo Park north of Junipero Serra Freeway. The parcel is a commercial building used for office rental, medical care buildings, fitness buildings, and office buildings. Only trees within the limits of disturbance of the landscape project that are potentially impacted by the construction were assessed.

Tree Observations

For the phase 1 scope, twenty-seven (27) trees were assessed, consisting of eight (8) species: California pepper (*Schinus molle*, 1 tree), coast redwood (*Sequoia sempervirens*, 2 trees), crape myrtle (*Lagerstroemia indica*, 10 trees), evergreen pear (*Pyrus kawakamii*, 9 trees), Japanese maple (*Acer palmatum*, 1 tree), water gum (*Tristania laurina*, 1 tree), white birch (*Betula pendula,* 1 tree), and yulan magnolia (*Magnolia denudata*, 2 trees). For the phase 2 scope, the area is extended outside of the main courtyard into the corridor to the northwest of the courtyard, adding an

additional seven trees. These trees consisted of coast redwood (*Sequoia sempervirens*, 6 trees) and sweetgum (*Liquidambar styraciflua*, 2 trees). The inventory encompasses only the trees on the property that may be impacted by the proposed construction and the area of impact as provided by the client.

The trees are a mix of young and mature, with eleven (11) of the assessed trees fall under heritage tree status according to Menlo Park Municipal Code. Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 3 to 30 inches. Tree heights ranged from 11-20 ft to 51-60 ft. Canopy radius ranged from 0-10 ft to 21-30 ft. Twenty-one (21) trees were in fair condition, ten (10) trees were in good condition, and four (4) trees were in poor condition.

Maps of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B and Tree data can be found in Appendix C.

Tree Appraisal Calculation Methodology

The valuation of the assessed trees for the site was calculated using the trunk formula method described in the 10th edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers. The basic formula is as follows:

Unit Tree Cost x Condition Rating (%) x Functional Limitations (%) x External Limitations (%)

The basic tree cost is the sum of the installed tree cost and the cost of the difference between the adjusted trunk area and the replacement tree size (appraised tree size increase multiplied by unit tree cost). Size was measured as trunk cross-sectional area (square inches), calculated by 0.785 x $(DBH)^2$; where a circular cross-section was assumed.

Species size and cost data were obtained from the ISA Western Chapter Species Classification for Landscape Tree Appraisal (2004). The Western rating was used. No nursery group data were used as the Basic Tree Cost was calculated using the above formula(s). Unit tree cost was determined to be $175. The condition rating was based on field observations already described. The functional and external limitation ratings were based on field and aerial imagery observations. The basic functional replacement tree cost was then calculated by multiplying the functional replacement tree cross-section area by the unit tree cost. The depreciated functional replacement tree (calculated using the basic functional replacement cost, the overall condition rating (%), the functional limitations rating (%), and the external limitations rating (%)) is then calculated, then rounded to provide the rounded replacement cost.

Root Zone Calculations

The trunk diameters of trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. DRG typically calculates this measure by adding 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example; a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk. The CRZ represents the typical rooting area required for tree health and survival. As this project is located in the City of Menlo Park, CRZ was substituted with the city standard of 10 times DBH to determine the Tree Protection Zone (TPZ) as seen in Table 1 according to Menlo Park Municipal Code Section 13.24.030 of Chapter 13.24. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites.*[1] In this method, the root plate size (i.e. pedestal roots, zone of

[1] Dr. Kim Coder. Conserving Trees During Site Development: A Training Manual. University of Georgia. 2018.

rapid taper area, and roots under compression) and limit of disruption based upon tree DBH are considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The CRZ and SRZ for the surveyed trees are listed in Appendix C, Table 1.

Phase 1 Recommendations

Tree condition is important to evaluate prior to construction because healthy trees can better withstand construction impacts and partial root loss. In addition, it may not be of value to try to preserve trees in poor condition through construction when removal is a better option for the aesthetic value and health of the tree population as a whole.

There are two considerations when evaluating tree root disturbance during construction; the removal of absorption roots and anchoring roots. Removal (or compaction in the area) of the feeder roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive root loss is dependent on its tolerance of drought, tree health, and the ability to form new roots quickly.

- Based on the phase 1 and 2 plans, tree tag numbers 2313-2329, 2391, and 2392 are scheduled for removal.
- Tree tag numbers 2315-2317 and 2321 are in poor condition and would be recommended for removal regardless of construction plans.
- Tree tag number 2329 has fair structure and form but is ultimately in poor health and can be removed for the aesthetic value and health of the tree population as a whole.
- Tree tag numbers 2313-2317, 2320, 2329, and 2392 are heritage trees and will require a permit for removal.
- Tree tag number 2393 is scheduled to be relocated elsewhere on-site.
- No intrusion whatsoever may occur to the SRZ of any tree to be retained. Please refer to Appendix C, Table 1 for SRZ and CRZ measurements. Any tree with impacts to the CRZ is recommended for removal or must be monitored by a consulting arborist during excavation or compaction.
- If the client wishes to retain trees that have construction occurring in the CRZ, the work must be done under the supervision of the onsite arborist.
- Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the CRZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- All trees to be retained should be protected with chain link tree protection fencing. The ideal location for the fence is outside or along the CRZ which is typically 1 ft of radius for every inch of the trunk diameter measured at 4.5 ft from grade. Following the City of Menlo Park's municipal code their CRZ is listed in Appendix C, Table 1. At a minimum, tree protection fencing can alternatively be placed at the furthest extent of the tree drip line. If no other alternative exists, fencing should be placed at the furthest extent of construction and moved outward as construction is completed.
- TPZ fencing should be 6 feet in height, and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 2 feet of the trunk. Fence posts should be 2-inch in diameter and galvanized, and installed 2 feet below grade. Posts may be movable rather than below grade and may not be spaced more than 10 feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.

- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA-Registered Consulting Arborist is recommended at monthly intervals.
- Applying a 4-inch layer of mulch to the CRZ of trees in the work area, particularly if the entire CRZ cannot be fenced due to construction, is a best practice that should be considered.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate soil.
- If the excavation damages any irrigation system, it should be inspected and repaired by a qualified irrigation technician.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

Health Recommendations

Recommendations have been provided in Appendix C for methods to improve the health, structure, and general condition of all of the fair condition trees on the site that are scheduled to be retained. Most of the trees have dieback or structural issues that can be corrected by pruning. However, some of the trees are showing signs of stress or epicormic sprouting, which indicates that they would benefit from supplemental watering. These trees should be provided 10 gallons of water for each inch of trunk diameter, provided at a drip irrigation rate evenly over the tree's CRZ, at a rate of two times per month during the hot season, and once per month during cooler months, to be reassessed during the rainy season. For example, a 10-inch DBH tree should receive 100 gallons of water every two weeks across its CRZ. Additional details on these recommendations can be found in Appendix C.

Conclusions

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers prior to any disturbance at the site.

Appendix A – Site Maps



Photo 1. Phase 1 area of impact at 2882-2884 Sand Hill Rd

Appendix B – Tree Photos Additional photos available upon request



Photo 1. Trees # 2322 and 2321. Evergreen pear trees in the middle of the landscape, placed between both buildings.



Photo 2. Tree # 2392. Yuan magnolia near the front of the property, established in the landscape between the buildings.

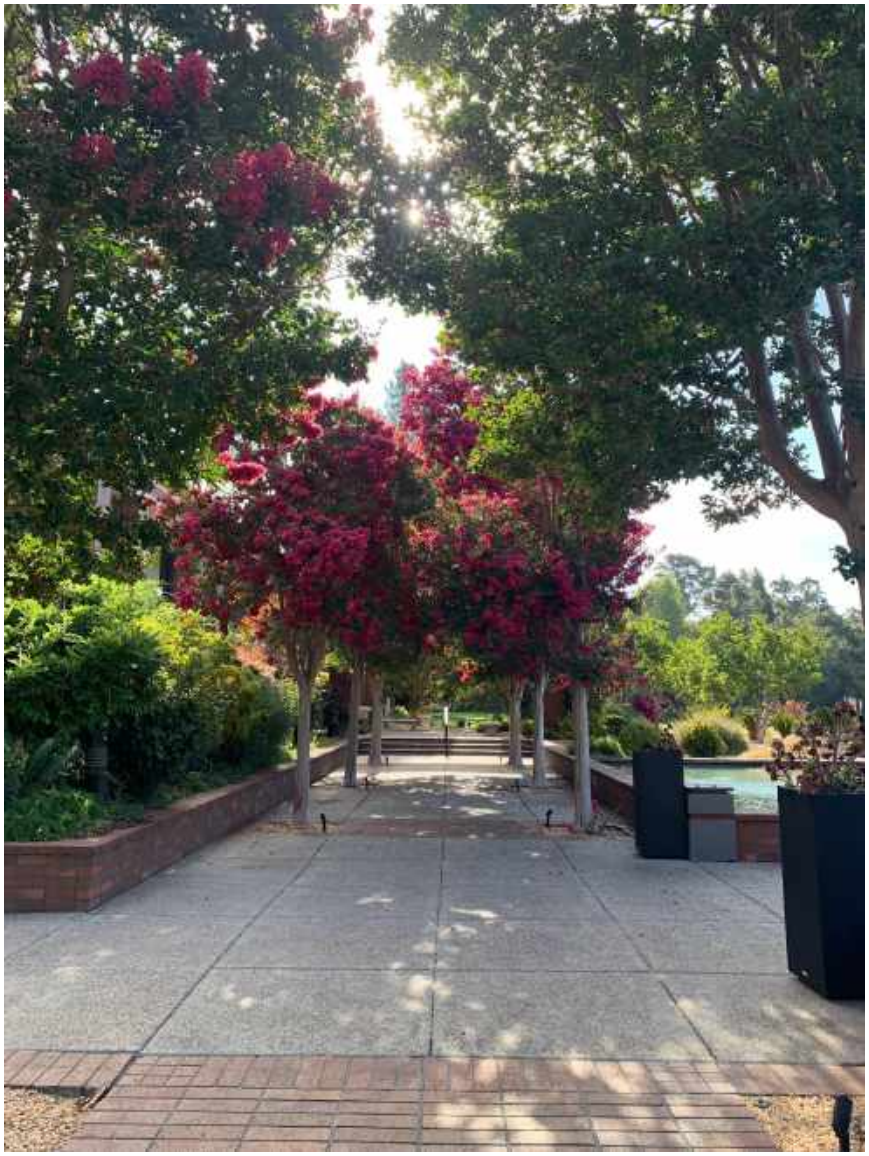


Photo 3. Rows of crape myrtle trees between the buildings.



Photo 4. Tree # 2319. A water gum in between the two buildings, located in front of 2884.

Appendix C – Tree Data

Phase 1

Tag Number	Stems	DBH (in.)	Common Name	Botanical Name	Height (ft)	Canopy Radius (ft)	Condition	SRZ (Radius in ft)	CRZ (Radius in ft)
2315	**1**	**27**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Poor**	**12**	**270**
2319	1	9	Water gum	*Tristaniopsis laurina*	31-40ft	0-10ft	Fair	4	90
2320	**1**	**15**	**Evergreen pear**	***Pyrus kawakamii***	**31-40ft**	**11-20ft**	**Fair**	**7**	**150**
2321	1	7	Evergreen pear	*Pyrus kawakamii*	21-30ft	0-10ft	Poor	3	70
2322	1	12	Evergreen pear	*Pyrus kawakamii*	21-30ft	11-20ft	Fair	6	120
2323	1	7	Evergreen pear	*Pyrus kawakamii*	21-30ft	0-10ft	Fair	3	70
2324	1	9	Evergreen pear	*Pyrus kawakamii*	11-20ft	0-10ft	Fair	4	90
2325	1	9	Evergreen pear	*Pyrus kawakamii*	11-20ft	11-20ft	Fair	4	90
2326	1	8	Evergreen pear	*Pyrus kawakamii*	11-20ft	0-10ft	Fair	4	80
2327	1	9	Evergreen pear	*Pyrus kawakamii*	11-20ft	11-20ft	Fair	4	90
2328	1	12	Evergreen pear	*Pyrus kawakamii*	21-30ft	11-20ft	Fair	6	120
2329	**1**	**16**	**California peppertree**	***Schinus molle***	**21-30ft**	**11-20ft**	**Fair**	**7**	**160**
2330	1	3	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	30
2331	1	3	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	30
2332	1	3	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	30
2333	1	5	Common crapemyrtle	*Lagerstroemia indica*	21-30ft	0-10ft	Good	2	50
2334	1	8	Common crapemyrtle	*Lagerstroemia indica*	21-30ft	0-10ft	Good	4	80
2335	1	5	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	50
2336	1	4	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	40
2337	1	5	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	2	50
2338	2	14	European white birch	*Betula pendula*	31-40ft	11-20ft	Fair	6	140
2339	1	6	Common crapemyrtle	*Lagerstroemia indica*	11-20ft	0-10ft	Good	3	60
2340	1	7	Common crapemyrtle	*Lagerstroemia indica*	21-30ft	0-10ft	Good	3	70
2391	4	13	Magnolia denudata	*Yulan magnolia*	11-20ft	0-10ft	Fair	6	130
2392	**5**	**17**	**Magnolia denudata**	***Yulan magnolia***	**11-20ft**	**0-10ft**	**Fair**	**8**	**170**
2393	3	9	Japanese maple	*Acer palmatum*	21-30ft	0-10ft	Fair	4	90
2394	1	30	Coast redwood	*Sequoia sempervirens*	41-50ft	21-30ft	Fair	14	300

Phase 2

Tag Number	Stems	DBH (in.)	Common Name	Botanical Name	Height (ft)	Canopy Radius (ft)	Condition	SRZ (Radius in ft)	CRZ (Radius in ft)
2309	**1**	**27**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Fair**	**12**	**23**
2310	**1**	**27**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Fair**	**12**	**23**
2312	1	10	Sweetgum	*Liquidambar styraciflua*	31-40ft	11-20ft	Fair	5	10
2313	**1**	**27**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Fair**	**12**	**23**
2314	**1**	**28**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Fair**	**13**	**23**
2316	**1**	**24**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Poor**	**11**	**20**
2317	**1**	**28**	**Coast redwood**	***Sequoia sempervirens***	**51-60ft**	**11-20ft**	**Poor**	**13**	**23**
2318	1	9	Sweetgum	*Liquidambar styraciflua*	31-40ft	0-10ft	Fair	4	10

Bold indicates heritage tree. Highlighted indicates removal.

Phase 1

Tag Number	Common Name	Significant/ Landmark Tree (Y/N)	Condition	Notes
2315	**Coast redwood**	**Y**	**Poor**	**stressed, unbalanced canopy, dieback**
2319	Water gum	N	Fair	small dead branches
2320	**Evergreen pear**	**Y**	**Fair**	**small dead branches**
2321	Evergreen pear	N	Poor	small dead branches, lean, unbalance canopy
2322	Evergreen pear	N	Fair	previous failure, small dead branches
2323	Evergreen pear	N	Fair	lean, unbalanced canopy, small deadwood
2324	Evergreen pear	N	Fair	unbalanced canopy, small deadwood
2325	Evergreen pear	N	Fair	unbalanced canopy, small deadwood, lean, surface roots, mushroom, dark staining
2326	Evergreen pear	N	Fair	unbalanced canopy, small deadwood, stressed
2327	Evergreen pear	N	Fair	unbalanced canopy, small deadwood, stressed, previous failure
2328	Evergreen pear	N	Fair	unbalanced canopy, small deadwood, stressed
2329	**California peppertree**	**Y**	**Fair**	**unbalanced canopy, small deadwood, lean, surface roots, mushroom, dark staining**
2330	Common crapemyrtle	N	Good	Small deadwood
2331	Common crapemyrtle	N	Good	Small deadwood
2332	Common crapemyrtle	N	Good	Small deadwood
2333	Common crapemyrtle	N	Good	Small deadwood
2334	Common crapemyrtle	N	Good	Small deadwood
2335	Common crapemyrtle	N	Good	Small deadwood
2336	Common crapemyrtle	N	Good	Small deadwood, surface roots
2337	Common crapemyrtle	N	Good	Small deadwood
2338	European white birch	N	Fair	codominant , small dead branches, included bark
2339	Common crapemyrtle	N	Good	Small deadwood
2340	Common crapemyrtle	N	Good	Small deadwood
2391	Magnolia denudata	N	Fair	magnolia denudata, included bark. No tag on tree
2392	**Magnolia denudata**	**Y**	**Fair**	**magnolia denudata, included bark. No tag on tree**
2393	Japanese maple	N	Fair	No tag on tree, small dead branches, decay in branch
2394	Coast redwood	Y	Fair	stressed

Phase 2

Tag Number	Common Name	Significant/ Landmark Tree (Y/N)	Condition	Notes
2309	**Coast redwood**	**Y**	**Fair**	**die back, canopy one sided, stressed**
2310	**Coast redwood**	**Y**	**Fair**	**die back, canopy one sided, stressed**
2312	Sweetgum	N	Fair	included bark , small deadwood, girdling roots
2313	**Coast redwood**	**Y**	**Fair**	**stressed**
2314	**Coast redwood**	**Y**	**Fair**	**stressed, unbalanced canopy**
2316	**Coast redwood**	**Y**	**Poor**	**stressed, dieback**
2317	**Coast redwood**	**Y**	**Poor**	**stressed, dieback**
2318	Sweetgum	N	Fair	small dead branches

Bold indicates heritage tree. Highlighted indicates removal.

Phase 1

Tree Tag #	Species	DBH	Condtiion	Functional Limitation	External Limitation	Appraised Value	Rounded Appraised Value
2315	***Sequoia sempervirens***	**27**	**Poor**	80%	80%	$9,710	$10,000
2319	*Tristaniopsis laurina*	9	Fair	80%	80%	$824	$900
2320	***Pyrus kawakamii***	**15**	**Fair**	75%	80%	$1,694	$1,700
2321	*Pyrus kawakamii*	7	Poor	75%	80%	$233	$250
2322	*Pyrus kawakamii*	12	Fair	75%	80%	$1,114	$1,100
2323	*Pyrus kawakamii*	7	Fair	75%	80%	$433	$500
2324	*Pyrus kawakamii*	9	Fair	75%	80%	$662	$650
2325	*Pyrus kawakamii*	9	Fair	75%	80%	$662	$650
2326	*Pyrus kawakamii*	8	Fair	75%	80%	$540	$550
2327	*Pyrus kawakamii*	9	Fair	75%	80%	$662	$650
2328	*Pyrus kawakamii*	12	Fair	75%	80%	$1,114	$1,100
2329	***Schinus molle***	**16**	**Fair**	80%	80%	$2,555	$2,500
2330	*Lagerstroemia indica*	3	Good	75%	80%	$210	$200
2331	*Lagerstroemia indica*	3	Good	75%	80%	$210	$200
2332	*Lagerstroemia indica*	3	Good	75%	80%	$210	$200
2333	*Lagerstroemia indica*	5	Good	75%	80%	$375	$375
2334	*Lagerstroemia indica*	8	Good	75%	80%	$776	$775
2335	*Lagerstroemia indica*	5	Good	75%	80%	$375	$375
2336	*Lagerstroemia indica*	4	Good	75%	80%	$282	$300
2337	*Lagerstroemia indica*	5	Good	75%	80%	$375	$375
2338	*Betula pendula*	14	Fair	75%	80%	$1,858	$2,000
2339	*Lagerstroemia indica*	6	Good	75%	80%	$488	$500
2340	*Lagerstroemia indica*	7	Good	75%	80%	$622	$650
2391	*Yulan magnolia*	13	Fair	80%	80%	$1,724	$1,750
2392	***Yulan magnolia***	**17**	**Fair**	80%	80%	$2,870	$3,000
2393	*Acer palmatum*	9	Fair	75%	80%	$828	$900
2394	*Sequoia sempervirens*	30	Fair	75%	80%	$20,858	$2,100
	TOTAL ALL:					**$52,265.17**	**$52,250**
	TOTAL REMOVALS:					**$24,798.46**	**$25,300**
	TOTAL HERITAGE REMOVALS:					**$16,829.67**	**$17,200**

Phase 2

Tree Tag #	Species	DBH	Condtiion	Functional Limitation	External Limitation	Appraised Value	Rounded Appraised Value
2309	***Sequoia sempervirens***	**27**	**Fair**	**80%**	**80%**	**$18,034**	**$18,050**
2310	***Sequoia sempervirens***	**27**	**Fair**	**80%**	**80%**	**$18,034**	**$18,050**
2312	*Liquidambar styraciflua*	10	Fair	75%	80%	$998	$1,000
2313	***Sequoia sempervirens***	**27**	**Fair**	**75%**	**80%**	**$16,907**	**$16,900**
2314	***Sequoia sempervirens***	**28**	**Fair**	**75%**	**80%**	**$18,178**	**$18,175**
2316	***Sequoia sempervirens***	**24**	**Poor**	**75%**	**80%**	**$7,200**	**$7,200**
2317	***Sequoia sempervirens***	**28**	**Poor**	**75%**	**80%**	**$9,788**	**$9,775**
2318	*Liquidambar styraciflua*	9	Fair	75%	80%	$828	$825
	TOTAL ALL:					**$89,965.29**	**$89,975**
	TOTAL REMOVALS:					**$53,897.82**	**$53,875**
	TOTAL HERITAGE REMOVALS:					**$52,071.94**	**$52,050**

Bold indicates heritage tree. Highlighted indicates removal.

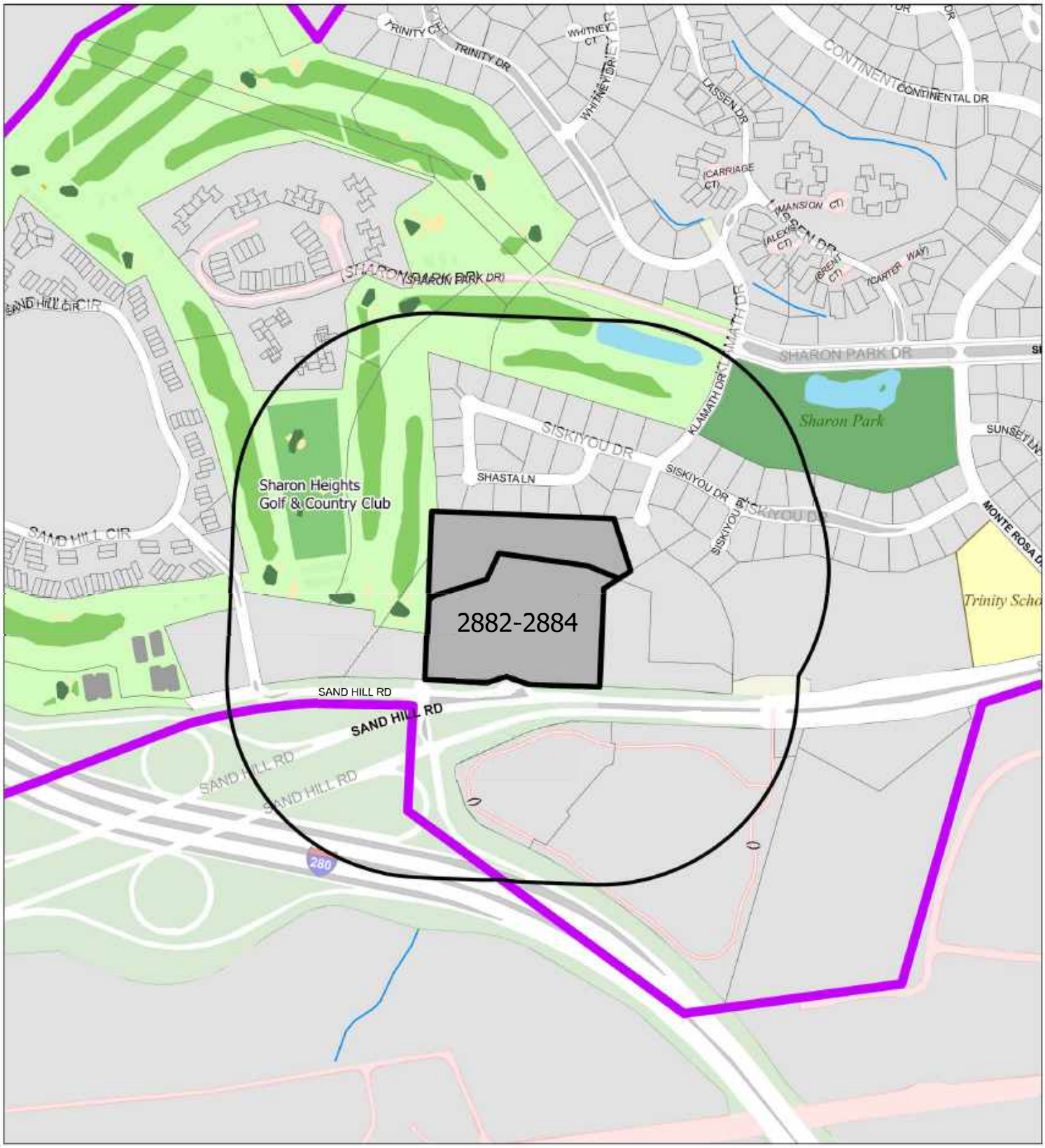
Fair Condition Tree Recommendations

Tag #	Common Name	Stems	DBH	Height	Canopy Width	Recommended Maintenance	Tree improvement Maintenance Recommendations	Notes
2301	Sweetgum	1	14	31-40ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	girdling roots, small dead wood
2304	Sweetgum	1	15	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	dead branches, stressed
2306	Japanese maple	7	24	11-20ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and epicormic sprouting; Provide supplemental water	Multi stem, small dead wood, epicormic sprouts
2307	Japanese maple	6	22	21-30ft	11-20ft	Small Tree Routine Prune	consider relocation	lean, surpressed, codom stems
2308	Japanese maple	1	2	0-10ft	0-10ft	Training Pruning	Provide supplemental water	Tag not on tree
2309	Coast redwood	1	27	51-60ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and balance canopy; Provide supplemental water	die back, canopy one sided, stressed
2310	Coast redwood	1	27	51-60ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and balance canopy; Provide supplemental water	die back, canopy one sided, stressed
2312	Sweetgum	1	10	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood	included bark , small deadwood, girdling roots
2313	Coast redwood	1	27	51-60ft	11-20ft	Large Tree Routine Prune	Provide supplemental water	stressed
2314	Coast redwood	1	28	51-60ft	11-20ft	Large Tree Routine Prune	Prune to balance canopy; Provide supplemental water	stressed, unbalanced canopy
2318	Sweetgum	1	9	31-40ft	0-10ft	Large Tree Routine Prune	Prune to remove deadwood	small dead branches
2338	European white birch	2	14	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood	codominant , small dead branches, included bark
2345	Japanese maple	1	3	11-20ft	0-10ft	Training Pruning	Provide supplemental water	No tag on tree
2346	Japanese maple	1	3	11-20ft	0-10ft	Training Pruning	Prune for balance; Provide supplemental water	No tag on tree, unbalanced tree
2348	Magnolia denudata	5	17	21-30ft	0-10ft	Training Pruning	Remove epicormic sprouts	magnolia denudata, epicormic sprouts, included bark
2349	Magnolia denudata	3	8	11-20ft	0-10ft	Training Pruning	Prune for structure	magnolia denudata, included bark
2350	Magnolia denudata	2	7	11-20ft	0-10ft	Training Pruning	Prune for structure	magnolia denudata, included bark
2351	Magnolia denudata	4	12	11-20ft	0-10ft	Training Pruning	Remove any decayed limbs, prune for structure	magnolia denudata, included bark, decay in limbs
2352	Magnolia denudata	5	12	0-10ft	0-10ft	Training Pruning	Prune for structure	magnolia denudata, included bark. No tag on tree

Tag #	Common Name	Stems	DBH	Height	Canopy Width	Recommended Maintenance	Tree improvement Maintenance Recommendations	Notes
2353	Magnolia denudata	5	9	11-20ft	0-10ft	Training Pruning	Remove any decayed limbs, prune for structure	magnolia denudata, included bark. Decay in limbs, No tag on tree
2354	Magnolia denudata	5	12	11-20ft	0-10ft	Training Pruning	Remove any decayed limbs, prune for structure	magnolia denudata, included bark. Decay in limbs, No tag on tree
2355	Common crapemyrtle	>12	12	11-20ft	0-10ft	Training Pruning	Prune for structure	No tag on tree, codominant
2356	European white birch	1	9	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	Dead small branches
2357	European white birch	1	4	11-20ft	0-10ft	Small Tree Routine Prune	Prune to remove deadwood; prune any previously left stubs	Dead small branches, bad previous trimming
2358	European white birch	1	6	11-20ft	0-10ft	Small Tree Routine Prune	Prune to remove deadwood; prune any previously left stubs	Dead small branches, bad previous trimming
2359	Evergreen pear	1	11	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	small deadwood, previous failure
2360	Evergreen pear	1	11	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	small deadwood
2361	Evergreen pear	1	8	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and to improve structure	small deadwood, form is bad
2362	Evergreen pear	1	9	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed limbs	small deadwood, branch decay
2363	Evergreen pear	1	8	11-20ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed limbs	small deadwood, branch decay, previous failure
2364	Evergreen pear	1	8	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed limbs	small deadwood, branch decay, previous failure
2365	Evergreen pear	1	13	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and any decayed limbs, to improve structure	small deadwood, branch decay, previous failure, unbalanced tree
2366	Evergreen pear	1	11	21-30ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and any decayed limbs	small deadwood, branch decay, previous failure
2367	Evergreen pear	1	3	11-20ft	0-10ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed limbs, to improve structure	small deadwood, branch decay, unbalanced canopy
2368	Evergreen pear	1	12	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed limbs, to improve structure	small deadwood, branch decay, unbalanced canopy
2369	Evergreen pear	1	5	11-20ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalanced canopy
2370	Evergreen pear	1	11	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalanced canopy

Tag #	Common Name	Stems	DBH	Height	Canopy Width	Recommended Maintenance	Tree improvement Maintenance Recommendations	Notes
2371	Evergreen pear	1	9	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and balance canopy, remove any stubs; Provide supplemental water	small deadwood, unbalanced canopy, stressed, previous failure
2372	Evergreen pear	1	8	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalanced canopy, Decay in trunk
2373	Evergreen pear	1	16	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood	small deadwood,
2374	Evergreen pear	1	9	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and balance canopy; Provide supplemental water	small deadwood, unbalanced canopy, stressed
2375	Evergreen pear	1	10	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	small deadwood, Large deadwood, previous failure
2376	Evergreen pear	1	10	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, previous failure unbalanced canopy
2378	Common crapemyrtle	>12	12	11-20ft	0-10ft	Small Tree Routine Prune	Prune to imprive structure	no tree tag, codominant
2379	Evergreen pear	1	12	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	small deadwood,
2380	Evergreen pear	1	8	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, previous failure, unbalanced canopy
2381	Evergreen pear	1	9	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood	small deadwood
2382	Evergreen pear	1	10	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalance camopy
2383	Evergreen pear	1	12	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalance camopy, previous failure, included bark
2384	Evergreen pear	1	7	21-30ft	11-20ft	Small Tree Routine Prune	Prune to remove deadwood and improve structure	small deadwood, unbalance canopy
2385	Evergreen pear	1	4	0-10ft	0-10ft	Training Pruning	Prune to remove deadwood and improve structure; remove stake	small deadwood, unbalance canopy, staked
2386	Evergreen pear	1	14	21-30ft	11-20ft	Training Pruning	Prune to remove deadwood	small deadwood, Previous failure
2387	Persia borbonia	1	23	41-50ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood and epicormic sprouting; Provide supplemental water	Persia borbonia, surface roots, epicormic sprouts, small deadwood
2388	Persia borbonia	1	19	41-50ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood and epicormic sprouting; Provide supplemental water	Persia borbonia, surface roots, epicormic sprouts, small deadwood, previous failure

Tag #	Common Name	Stems	DBH	Height	Canopy Width	Recommended Maintenance	Tree improvement Maintenance Recommendations	Notes
2389	California privet	8	45	31-40ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood and improve structure	Surface roots, small deadwood, previous failure, codominant
2390	California privet	1	12	31-40ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and improve structure	Surface roots, small deadwood, previous failure, included bark , unbakanced
2393	Japanese maple	3	9	21-30ft	0-10ft	Small Tree Routine Prune	Prune to remove deadwood and any decayed branches	No tag on tree, small dead branches, decay in branch
2394	Coast redwood	1	30	41-50ft	21-30ft	Large Tree Routine Prune	Provide supplemental water	stressed
2395	Coast redwood	1	38	41-50ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	stressed, surface roots, small deadwood
2397	Coast redwood	1	32	41-50ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	Small deadwood, surface roots, stressed
2400	Brisbane box	1	9	21-30ft	0-10ft	Small Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	Stressed, small deadwood
2482	Coast redwood	1	35	51-60ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	small deadwood, surface roots, stressed
2483	Coast redwood	1	30	51-60ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	small deadwood, stressed
2484	Coast redwood	1	32	51-60ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	small deadwood, stressed, surface roots
2486	Sweetgum	1	11	41-50ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and epicormic sprouting; Provide supplemental water	small deadwood, surface roots, epicormic sprouts
2487	Sweetgum	1	12	41-50ft	11-20ft	Large Tree Routine Prune	Prune to remove deadwood and epicormic sprouting; Provide supplemental water	small deadwood, surface roots, epicormic sprouts
2488	Coast redwood	1	32	61-70ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood; Provide supplemental water	small deadwood, stressed
2489	Coast redwood	1	35	61-70ft	21-30ft	Large Tree Routine Prune	Prune to remove deadwood and remove hangers from canopy; Provide supplemental water	small deadwood, stressed, hangers, surface roots



City of Menlo Park

Location Map
2882-2884 Sand Hill Road

Scale: 1:4,000 Drawn By: CCB Checked By: CC Date: 08/12/2024 Sheet: 1

23, July, 2024

To Whom It May Concern,

Subject: Letter of Support for the Sandhill Commons Courtyard Retrofit Landscape Renovation Project

I am writing on behalf of the Sharon Heights Golf Club to express our enthusiastic support for the Sandhill Commons Courtyard Retrofit Landscape Renovation project at 2882 Sandhill Road. This project aims to revitalize the exterior space of the Sandhill Commons office campus, enhancing its sustainability, accessibility, and overall aesthetic appeal.
We understand the importance of maintaining and improving outdoor spaces to meet the evolving needs of tenants and visitors. The plan to remove and replace trees with species better suited demonstrates a commitment to adapting to climate change while preserving the visual appeal of the campus.
The Sharon Heights Golf Club fully endorses the Sandhill Commons Courtyard Retrofit Landscape Renovation project and believes it will transform Sandhill Road into a more inviting, functional, and eco-friendly outdoor space for the enjoyment of all stakeholders.

Please feel free to reach out if you require any further information or support regarding this project.

Best,

Aaron Grant
GM/COO
Sharon Heights Golf and Country Club

CITY OF MENLO PARK

STAFF REPORT

Planning Commission Meeting Date: 8/12/2024
Staff Report Number: 24-034-PC

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence, with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single-Family Suburban Residential) zoning district at 595 Hobart Street, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes a detached accessory dwelling unit (ADU) and three associated heritage tree removals which are permitted and not subject to discretionary review**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing one-story, single-family residence, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposal also includes a detached accessory dwelling unit (ADU), and three associated heritage tree removals, which are permitted, and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed single-family residence.

Background

Site location

Using Hobart Street in a north to south orientation, the subject property is located on the west side of the street, between Santa Cruz and Middle Avenues. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer single-family residences. The older residences are generally single-story, while the newer residences are generally two stories. A variety of architectural styles are present in the neighborhood including craftsman, traditional and contemporary. Many of the single-story residences are in the ranch style. All parcels in the general vicinity are also zoned R-1-S.

Analysis

Project description

The subject property is currently occupied by an approximately 1,471-square-foot, single-story, single-family residence. The property is substandard with regards to lot width at 70 feet where a minimum of 80 feet is required.

The applicant is proposing to demolish the existing single-story residence and construct a 6,356 square-foot new two-story, single-family residence, with a basement and attached front loading two-car garage, and a 747.5 square-foot detached ADU. The proposal would relocate the existing driveway from the right to the left side of the property. Lightwells for the basement located on both left and right side of the residence would compile with the required minimum side setbacks. The residence would have two covered patios one in the front and one in the rear, with an emphasis on indoor and outdoor living. Above the rear covered patio would be an uncovered balcony extending from the primary bedroom. The residence would be centrally located towards the front, leaving a considerable backyard, which would feature a pool and the detached ADU.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The main residence and ADU combined would have a total FAL of 4,593.9 square feet, where the maximum FAL for the parcel is 3,846.8 square feet.
  - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 747.5-square-foot, detached ADU.
  - The basement is not included in the calculation of FAL because it is completely within the footprint of the first level of the proposed residence.
- The total building coverage for both the main residence and ADU would be 3,545.1 square feet (31.7 percent) and would not exceed the maximum building coverage of 3,915.5 square feet (35 percent).
- The residence would have a front setback of 20 feet and rear setback of 67.8 feet where a minimum of 20 feet is required for both.
- The residence would have a 10-foot setback on the left side and a 16.8-foot setback on the right side where a minimum of 10 feet is required for both.
- The second floor would be 1,666.7 square feet where 1,923.4 square feet is permitted.
- The proposed residence would have a total height of approximately 27.8 feet where 28 feet is permitted.
- The proposed residence would include a balcony on the second floor with a 31.3-foot setback on the left side and a 23.6-foot setback on the right side where 20 feet is required, and a 67.8-foot rear setback where 30 feet is required.

The Engineering Division added a recommended condition of approval (2.a), requiring the removal and replacement of the asphalt parking strip and 3-foot concrete valley gutter along the entire project frontage. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively.

Design and materials

As described in the project description letter, the proposed project is designed in a coastal shingle style which would feature detailing such as a gabled roof, front porch with support columns, and wooden front and garage doors. The roof material would be standing seam metal. The facades would feature semi-transparent stained western red cedar shingle siding and painted wood trims. The windows would be casement windows with painted wood trim and aluminum frames with simulated true divided lites. Second-

story window sill heights would be a minimum of three feet, with the exception of a window at the staircase that stretches from the first floor to the top of the second floor along the right-side elevation. This window would have a greater setback than required at 23.75 feet, where a minimum 10-foot setback is required. The second floor would be setback from the first floor from all sides, to reduce massing and privacy impacts. Landscaping would be provided along the property to provide additional screening.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby trees, which was reviewed by the City Arborist. A total of 16 trees were assessed, all of which are heritage trees. Of the 16 heritage trees, 11 are neighboring trees and one is a street tree. There are no trees proposed for removal for development conflicts with the main residence and all neighboring trees are would not be impacted by the proposed development. However, three heritage size trees (trees # 13, 14 and 15) adjacent to the proposed ADU are proposed for removal, which are permitted

Table 1: Heritage tree summary and disposition

Tree number	Species	Size*	Disposition
1**	Coastal redwood	54.2 inches	Retain
2	Deodar cedar	36 inches	Retain
3	Douglas fir	20 inches	Retain
4	Coastal redwood	48 inches	Retain
5	Coastal redwood	48 inches	Retain
6	Coastal redwood	40 inches	Retain
7	Incense cedar	15 inches	Retain
8	Coastal redwood	48 inches	Retain
9	Coastal redwood	18 inches	Retain
10	Coast live oak	20 inches	Retain
11	Coast live oak	24 inches	Retain
12	Coast live oak	24.6 inches	Retain
13***	Coast live oak	11.5 inches	Remove
14***	Coast live oak	11.5 inches	Remove
15***	Coast live oak	10.8 inches	Remove
16	Coastal redwood	60 inches	Retain

* Diameter at breast height (DBH), unless multi-trunk, which is then measured at the split.
**denotes street tree
*** trees proposed for removal to construct the proposed detached ADU

The project proposes a new 48-inch box white oak tree in the front yard, two 36-inch box red maple trees along the right property line, and three 36-inch box Saratoga laurel trees at the rear. Additionally, 53 English Laurels would be planted around the periphery of the property to provide screening. To protect the heritage trees on site, the arborist report has identified such measures as tree protection fencing, and excavation by hand digging during construction. The report also highlights necessary pre- and post-construction measures. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1.h.

Correspondence
As of the publication of this report, staff has not received any correspondence regarding the project. The applicant states in their project description letter that they invited 65 neighbors to an on-site meeting, with neighbors from the adjacent rear and right-side properties attending and providing positive feedback on the proposed design.

Conclusion
Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The architectural style would be generally attractive and well-proportioned. Additional rear setback and overall second-story setback, window sill heights and landscaping along the periphery of the property, would minimize any privacy concerns. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources
The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review
The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice
Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period
The Planning Commission action on the use permit will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Data Table
D. Arborist Report

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A BASEMENT ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT AREA IN THE R-1-U (SINGLE-FAMILY URBAN) ZONING DISTRICT.

WHEREAS**,** the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum width in the R-1-S (Single-Family Suburban Residential) zoning district . The proposal also includes a detached accessory dwelling unit (ADU), and three associated heritage tree removals, which are permitted, and not subject to discretionary review (collectively, the "Project") from Hong Wei ("Applicant"), on behalf of the property owner J. Robert Taylor ("Owner") located at 595 Hobart Street (APN 071-231-110) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Advanced Tree Care, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project. Heritage tree removals associated with ADUs are permitted under Gov. Code, § 66323(a)(2) and not subject to discretionary review. Gov. Code, § 66323(a)(2) requires cities to approve ADUs which are less than 800 square feet, meet height requirement and have four-foot side and rear setbacks, irrespective of any other City standards and requirements and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 12, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided in an attached garage.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood. The project would be designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-S district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00013, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 12, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of August, 2024.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

EXHIBIT A

NEW SINGLE FAMILY RESIDENCE & ADU

595 HOBART STREET, CA 94025
APN: 071-231-110

GENERAL NOTES

GENERAL NOTE:
1. THE WORK INCLUDED ALL LABOR, MATERIAL, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (A.K.A., TITLE 24 OF THE CALIFORNIA CODES OF REGULATIONS), ALONG WITH ALL APPLICABLE CURRENT CODES OF THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA.
3. THE PLANS INDICATED THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORKS IS NEW, U.O.N.
4. ANY ERRORS, OMISSIONS OR CONFLICTS OF FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE DESIGN TEAM ATTENTION AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENT.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
7. DO NOT SCALE DRAWINGS.
8. ALL DIMENSIONS NOTED V.I.F. ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCY TO DESIGN TEAM AND OWNER FOR RESOLUTION.
9. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.
10.COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER, GAS DRAINAGE LINES, ETC.
11. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
12.PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN.
13. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL AND DESIGN/BUILDING DRAWING BEFORE ORDERING OR INSTALLATION OF ANY WORK. IMMEDIATELY REPORT ANY DISCREPANCY TO DESIGN TEAM AND OWNER FOR RESOLUTION.
14. WHERE LOCATION OF DOOR IS NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED 4" FROM THE ADJACENT WALL AT THE HINGE SIDE AS INDICATED ON THE DRAWINGS.
15.INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURE'S INSTALLATION MANUAL.
16. VERIFY CLEARANCE OF FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
17.SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURE'S INSTALLATION RECOMMENDATIONS, INDUSTRY STANDARD, AND BUILDING PRACTICES.
18. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THE CONTRACT.
19. ALL ARCHITECTURAL DRAWING INDICATING WATERPROOFING ARE FOR DESIGN INTENT ONLY AND ARE NOT SUITABLE FOR CONSTRUCTION WITHOUT PREVIEWED BY WATERPROOFING PROFESSIONAL OR INSTALLATION SPECIALIST.
20. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT AND DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREA IN OR OUTSIDE JOB SITE.
21. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREA CLEAN AND ORDERLY, READY FOR OCCUPANCY, THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE), AND FRAMES, WOODWORK, BOTH NEW AND EXISTING.
22. PROVIDE SHOP DRAWING FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
23. INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
24. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTRED CIVIL ENGINEER OR A LICENSE LAND SURVEYOR.
25. A SURVEY IS REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURES ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE TOWN BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
26. LICENSED SURVEYOR TO VERIFY BUILDING HEIGHTS. DOCUMENTATION SHALL BE SUBMITTED TO THE TOWN PRIOR TO FRAMING INSPECTION.
27. CALL FOR FENCE LOCATION INSPECTION PRIOR TO DIGGING OF FOOTING OR POST HOLES. FENCE, GATES AND COLUMN LOCATION INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE.
28. GROUND SURFACE TO HAVE POSITIVE GRADIENT AWAY FROM THE STRUCTURES. THE GROUND IMMEDIATELY ADJACENT TO AND BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACE WITHIN 10 FEET OF ANY BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING, PER CRC R401.3
29. REFER TO CIVIL EROSION CONTROL AND GRADING & DRAINAGE PLANS FOR DETAILS REGARDING THE STORM WATER MANAGEMENT DURING CONSTRUCTION & AFTER PROJECT COMPLETION PURSUANT TO CCBS SECTION 4.106
30. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLY WITH REQUIREMENTS OF SOILS REPORT AS PREPARED BY GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF FOUNDATIONS, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, BACKFILL OF UTILITY TRENCHES, AND SURFACE DRAINAGE IMPROVEMENTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND / OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
31. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLY WITH REQUIREMENTS OF ARBORIST REPORT AS PREPARED BY PROJECT ARBORIST.
32. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE WRITTEN APPROVAL BY THE DESIGN TEAM AND OWNER.

SYMBOLS

- EXISTING 2X FRAME WALL WITH OR WITHOUT ACOUSTICAL OR THERMAL INSULATION, V.I.F.
- NEW 2X6 FRAME WALL WITH ACOUSTICAL OR THERMAL INSULATION, TYPICAL
- LINE OF WALL, BEAM, FLOOR OR SOFFIT ABOVE
- 101 — DOOR TYPE - NUMBER; ALL GLASS DOORS TO BE TEMPERED, TYPICAL.
- W2 E — WINDOW TYPE - LETTER, T FOR TEMPERED, E FOR EGRESS
- CENTER LINE
- 3/4" — DIMENSION IN FLOOR & ROOF PLANS IS TO FACE OF STUD, FACE OF CONCRETE OR CENTER LINE. U.O.N. DIMENSION IN REFLECTED CEILING PLAN OR ELECTRICAL PLANS ARE FROM FACE OF FINISH OR CENTER LINE OF COLUMN TO CENTER LINE OF FIXTURE OR GROUP OF FIXTURES, U.O.N.
- 1 — REVISED AREA; REVISION MARK - NUMBER
- A — GRID LINE
- +98.0 — ELEVATION / HEIGHT OR DIMENSION POINT
- +98.0 TOW — (ELEVATION) TOP OF WALL
- PT 1 +98.0 — POINT (ELEVATION)
- +98.0 — SPOT ELEVATION
- 2 / A4.01 — CROSS SECTION / ELEVATION NUMBER; SHEET NUMBER
- A / D / INT-1 / B / C — INTERIOR ELEVATION NUMBER; SHEET NUMBER
- 2 / A5.01 — DETAIL NUMBER; SHEET NUMBER

VICINITY MAP





BUILDING CODE

BUILDING CODE
- 2022 EDITION OF CALIFORNIA BUILDING STANDARDS CODE:

1. THE 2022 CALIFORNIA BUILDING CODE – VOLUMES 1 AND 2, WHICH INCORPORATES, BY ADOPTION, THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS.

2. THE 2022 CALIFORNIA RESIDENTIAL CODE, WHICH INCORPORATES, BY ADOPTION, THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS.

3. THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, CALGREEN, AS PUBLISHED BY THE STATE OF CALIFORNIA.

4. THE 2022 CALIFORNIA MECHANICAL CODE, WHICH INCORPORATES, BY ADOPTION, THE 2021 EDITION OF THE UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS WITH CALIFORNIA AMENDMENTS.

5. THE 2022 CALIFORNIA ELECTRICAL CODE, WHICH INCORPORATES, BY ADOPTION, THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION WITH CALIFORNIA AMENDMENTS.

6. THE 2022 CALIFORNIA PLUMBING CODE, WHICH INCORPORATES, BY ADOPTION, THE 2021 EDITION OF THE UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS WITH CALIFORNIA AMENDMENTS.

7. THE 2022 CALIFORNIA ENERGY CODE, AS PUBLISHED BY THE STATE OF CALIFORNIA.

8. THE 2022 CALIFORNIA FIRE CODE, WHICH INCORPORATES, BY ADOPTION, THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL AND ADOPTED AND AMENDED BY MENLO PARK FIRE PROTECTION DISTRICT.

9. THE CURRENT MENLO PARK MUNICIPAL CODE.

PLANNING DATA

BUILDING OCCUPANCY:	R-3 / U SINGLE FAMILY RESIDENCE
CONSTRUCTION:	TYPE V-B
STORIES:	2-STORY MAIN RESIDENCE W/ BASEMENT, DETACHED ADU
FIRE SPRINKLERS:	YES (DEFERRED SUBMITTAL UNDER SEPARATE PERMIT)
SITE DATA PROJECT ADDRESS:	595 HOBART STREET, MENLO PARK, CA 94025
APN:	071-231-110
ZONING DISTRICT:	R-1-S
LOT AREA:	11,187 SQ. FT. ±
TOWN REQUIREMENTS FLOOR AREA LIMIT (F.A.L.):	3,846.75 SQ. FT. (2,800 SQ. FT. + 25% OF THE DIFFERENCE BETWEEN TO LOT AREA AND 7,000 SQ. FT.)
MAIN HOUSE HEIGHT LIMIT:	28' (LOTS LESS THAN 20,000 SQ. FT.)
UPPER LEVEL FLOOR AREA LIMIT:	1,923.38 SQ. FT. (50% OF FAL)
REQUIRED MAIN HOUSE SETBACKS:	20 FEET FRONT & REAR SETBACK FROM PROPERTY LINE 10' SIDE.
DETACHED ADU FLOOR AREA	UP TO 800 SQ. FT.
DETACHED ADU UP TO 800 SQ. FT. HEIGHT LIMIT:	16'
REQUIRED ADU SETBACKS:	4' MINIMUM REAR AND SIDE YARD SETBACK
BUILDING COVEREAGE (2-STORY):	3,915 SQ. FT. (35% LOT AREA)

DESIGN DATA (REFER TO AREA CALCULATION SHEET AA3 & AA4 FOR DETAIL)

PARKING:	2 COVERED	
PROPOSED SETBACKS:	MAIN HOUSE	DETACHED ADU (UNDER SEPARATE PERMIT)
FRONT	20'-0"	99'-11 1/2"
REAR	65'-11 1/8"	10'-8 1/4"
LEFT SIDE	10'-0"	49'-9 1/4"
RIGHT SIDE	10'-0"	4'-0"
PROPOSED HEIGHT (FROM ANG):	27'-9 3/4"	15'-10 3/8"

PROPOSED FLOOR AREA (INCLUDED IN FAL):

MAIN HOUSE FLOOR AREA:	
UPPER LEVEL	1,666.73 SQ. FT < 1,923.38 SQ. FT.
GROUND LEVEL (CONDITIONED AREA):	1,737.42 SQ. FT.
ATTACHED 2-CAR GARAGE:	442.31 SQ. FT.
TOTAL MAIN HOUSE FLOOR AREA:	3,846.46 SQ. FT. < 3,846.75 SQ. FT.
ADU - UNDER SEPARATE PERMIT:	747.5 SQ. FT. < 800 SQ. FT. (EXCLUDED IN FAL)
BASEMENT FLOOR AREA:	2,509.15 SQ. FT. (BUILDING FLOOR AREA, EXCLUDED IN FAL)
BUILDING COVERAGE:	3,545.05 SQ. FT. (31.69%)

ABBREVIATIONS

&	AND	EA	EACH	LB	POUND	S	SOUTH
L	ANGLE	E	EAST	LIN	LINEAR	SC	SOLID CORE
@	AT	(E)	EXISTING	LN	LINE	SCD	SEE CIVIL DRAWING
AB	ANCHOR BOLT	EJ	EXPANSION JOINT	LT	LIGHT	SD	STORM DRAIN
ABV	ABOVE	EL	ELEVATION			SCHED	SCHEDULE
AC	AIR CONDITIONING	ELEC	ELECTRICAL	MAINT	MAINTAIN	SECT	SECTION
ACOUS	ACOUSTICAL	ELEV	ELEVATOR	MAX.	MAXIMUM	SED	SEE ELECTRICAL DRAWING
AD	AREA DRAIN	EMER	EMERGENCY	MC	MEDICINE CABINET		
ADJ	ADJUSTABLE	ENCL	ENCLOSURE	MECH	MECHANICAL	SEP	SEPARATION
ADJAC	ADJACENT	EOS	EDGE OF SLAB	MEMB	MEMBRANE	SF	SQUARE FEET
AFF	ABOVE FINISH FLOOR	EPB	ELECTRICAL PANEL BOARD	MEP	MECHANICAL ELECTRICAL PLUMBING	SH	SPRINKLER HEAD
AFG	ABOVE FINISH GRADE	EQ	EQUAL			SHR	SHOWER
AGGR	AGGREGATE	EQUIP	EQUIPMENT	MTL	METAL	SHT	SHEET
ATL	ALTERNATE	EXT	EXTERIOR	MFR	MANUFACTURE	SHTG	SHEATHING
ALUM	ALUMINUM			MIN	MINIMUM	SIM	SIMILAR
APPROX	APPROXIMATE	FAB	FABRICATE	MISC	MISCELLANEOUS	SL	SLIDING
ARCH	ARCHITECTURAL	FAU	FORCED AIR UNIT	MTD	MOUNTED	SOG	SLAB ON GRADE
ASB	ASBESTOS	FC	FACE OF CURB			SPEC	SPECIFICATION
ASPH BD	ASPHALT BOARD	FD	FLOOR DRAIN	(N)	NEW		OR SPECIAL
		FDN	FOUNDATION	N	NORTH	SQ	SQUARE
BITUM	BITUMINOUS	FIN	FINISH	NIC	NOT IN CONTRACT	SS	STAINLESS STEEL
BLDG	BUILDING	FIXT	FIXTURE	NO OR #	NUMBER	SSD	SEE STRUCTURAL
BLK	BLOCK	FJ	FLOOR JOIST	NOM	NORMAL		DRAWING
BLKG	BLOCKING	FLR	FLOOR	NTS	NOT TO SCALE	STD	STANDARD
BM	BEAM	FOC	FACE OF CONCRETE			STL	STEEL/FOR STORAGE
BO	BOTTOM OF	FOF	FACE OF FINISH	OA	OVERALL	STRL	STRUCTURAL
BOT	BOTTOM	FOFLY	FACE OF PLYWOOD	OC	ON CENTER	SW	SHEAR WALL
BTWN	BETWEEN	FOS	FACE OF STUD	OD	OUTSIDE DIMENSION	SYM	SYMMETRICAL
		FP	FIREPLACE	OPNG	OPENING	SYS	SYSTEM
CC	CENTER TO CENTER	FRMG	FRAMING	OPP	OPPOSITE		
CJ	CONTROL JOINT OR CEILING JOIST	FS	FULL SIZE			T	TREAD
		FTG	FOOTING	PERIM	PERIMETER	TB	TOWEL BAR
CLG	CEILING	FURR	FURRING	PL	PLATE	TC	TOP OF CURB
CLKG	CAULKING	FUT	FUTURE	PLYWD	PLYWOOD	TEL	TELEPHONE
CLR	CLEAR			PNL	PANEL	TEMP	TEMPERED
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	PNT	PAINT	T&G	TONGUE & GROOVE
CNTR	COUNTER	GD	GARBAGE DISPOSAL	PSI	PER SQUARE INCH	THK	THICK
CO	CLEAN-OUT	GEN	GENERAL	PT	PRESSURE TREATED	TME	TO MATCH EXISTING
COL	COLUMN	GFI	GROUND FAULT INTERRUPT	PTD	PAINTED	TOC	TOP OF CONCRETE
COMP	COMPOSITE					TOP	TOP OF PLATE
CONC	CONCRETE	GL	GLASS	R	RISER	TOPLY	TOP OF PLYWOOD
COND	CONDITION	GND	GROUND	RA	RETURN AIR	TOW	TOP OF WALL
CONN	CONNECTION	GR	GRADE	RAD	RADIUS	TYP	TYPICAL
CONSTR	CONSTRUCTION	GSM	GALVANIZE SHEET METAL	REC	RECESSED		
CONT	CONTINUOUS	GYP	GYPSUM	REF	REFERENCE	UNF	UNFINISHED
CONTR	CONTRACTOR	GYP BD	GYPSUM BOARD	REFL	REFLECTED	UON	UNLESS OTHERWISE NOTED
CLOS	CLOSET			REFR	REFRIGERATOR		
CTR	CENTER	HB	HOSE BIB	REG	REGISTER		
CW	COLD WATER	HC	HOLLOW CORE	REINF	REINFORCED	VERT	VERTICAL
		HDR	HEADER	REQ	REQUIRED	VEST	VESTIBULE
DBL	DOUBLE	HDWD	HARDWOOD	REQ'D	REQUIRED	VIF	VERIFY IN FIELD
DET	DETAIL	HGT	HEIGHT	RET	RETAINING		
DF	DOUGLAS FIR	HORIZ	HORIZONTAL	REV	REVISION / REVISED	W	WEST
DIA	DIAMETER	HR	HOUR	RM	ROOM	W/	WITH
DIM	DIMENSION	HWH	HOT WATER HEATER	RO	ROUGH OPENING	WD	WOOD
DN	DOWN			RR	ROOF RAFTER	WDW	WINDOW
DR	DOOR	ID	INSIDE DIMENSION	R/R	REMOVE / REPLACE	WH	WATER HEATER
DS	DOWNSPOUT	INSUL	INSULATION	RWD	REDWOOD	W/O	WITHOUT
DW	DISHWASHER	INT	INTERIOR	RWL	RAIN WATER LEADER	WP	WATERPROOFING
DWG	DRAWING					WSCT	WAINSCOT
DWR	DRAWER	JST	JOIST			WR	WATER RESISTANT
		JT	JOINT				

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
AA1	COVER SHEET
AA2	AREA PLAN AND STREETSCAPE
AA3	PROPOSED MAIN HOUSE AND DETACHED ADU FLOOR AREA CALCULATION
AA4	PROPOSED MAIN HOUSE AND DETACHED ADU BUILDING COVERAGE CALCULATION
A1.01	EXISTING RESIDENCE FLOOR AND ROOF PLAN, FLOOR AREA AND BUILDING COVERAGE CALCULATIONS
A1.02	EXISTING HOME ELEVATIONS
A1.03	EXISTING SITE & AVERAGE NATURAL GRADE EXHIBIT
A1.04	PROPOSED SITE PLAN WITH LANDSCAPE SCREENING, TREE PROTECTION AND REPLACEMENT PLAN
A1.05	PROPOSED TREE PROTECTION & SHORING PLAN
A1.06	PROPOSED TREE PROTECTION - ARBORIST RECOMMENDATION
A2.02	PROPOSED BASEMENT FLOOR PLAN
A2.04	PROPOSED GROUND LEVEL FLOOR PLAN
A2.06	PROPOSED UPPER LEVEL FLOOR PLAN
A2.08	PROPOSED ROOF PLAN
A3.00	MATERIAL BOARD AND RENDERING
A3.01	PROPOSED FRONT ELEVATION & REAR ELEVATION
A3.02	PROPOSED LEFT & RIGHT ELEVATION
A4.01	SECTION 1 & 2
A4.02	SECTION 3 & 4
ADU1	DETACHED ADU FLOOR AND ROOF PLAN
ADU2	DETACHED ADU ELEVATIONS AND SECTIONS
SURVEY	
CIVIL GRADING	
C-1	TOPOGRAPHIC SURVEY PLAN
C-2	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C-3	EROSION AND SEDIMENTATION CONTROL PLAN
C-4	CONSTRUCTION BEST MANAGEMENT PRACTICE PLAN

PROJECT DIRECTORY

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TITLE 24	FR ENERGY CONSULTANTS, LLC 21 N. HARRISON AVE, STE 210 CAMPBELL, CA 95008 T: 408-866-1620 NICHOLAS BIGNARDI nick@frtconsulting.com
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CONSTRUCTION RELATED NOISE HOURS AND HOLIDAYS
CONSTRUCTION BY CONTRACTORS:
WEEKDAYS ONLY - MONDAY TO FRIDAY - 8:00 AM TO 6:00 PM, CITY - WIDE, POWERED EQUIPMENT MAY NOT EXCEED 85 DBA AT ANY TIME.

CONSTRUCTION ACTIVITIES PERSONALLY PERFORMED BY RESIDENTS AND PROPERTY OWNERS:
WEEKDAYS - MONDAY TO FRIDAY - 8:00 AM TO 6:00 PM, WEEKENDS - SATURDAY, SUNDAY & HOLIDAYS - 9:00 AM - 5:00 PM,
CITY-WIDE, POWERED EQUIPMENT MAY NOT EXCEED 85 DBA AT ANY TIME.

CONSTRUCTION BY CONTRACTORS IS - NOT- PERMITTED ON WEEKENDS OR HOLIDAYS.
"HOLIDAYS" MEANS THE FOLLOWING DAYS: NEW YEARS DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING, AND CHRISTMAS DAY.

SURVEYOR IS REQUIRED TO PROVIDE THE FOLLOWING:
1. LETTER VERIFYING THE STRUCTURE IS LOCATED AS APPROVED ON THE PLANS FOR SETBACKS PRIOR TO POURING ANY CONCRETE.
2. LETTER VERIFYING THE HEIGHT OF THE STRUCTURE IS AS SHOWN ON THE PLANS AT FRAME INSPECTION.

ARRANGED DOCUMENTS ARE A VITAL MEASURE OF THESE ARCHITECTURAL CONSTRUCTION PLANS AND IS INTENDED TO BE INTEGRATED INTO TO THIS SPECIFIC SET BY REFERENCE. ARBORIST AND SOILS REPORT, STRUCTURAL CALCULATIONS ARE INFLEXIBLE REQUIREMENTS THAT SHALL BE FOLLOWED. SAID CONTRACTORS ARE RESPONSIBLE FOR OBTAINING CURRENT AND UPDATED COPIES OF ALL PLANS AND DOCUMENTS. PLANS AND DOCUMENTS SHALL BE READ AND UNDERSTOOD. QUESTIONS, DISCREPANCIES OR CONFLICTS SHOULD BE CLARIFIED WITH APPLICABLE CONSULTANTS PRIOR TO ANY WORK BEING STARTED.

BEFORE EXCAVATION CALL U.S.A
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. 811 IS THE PHONE NUMBER YOU CALL BEFORE DIGGING TO PROTECT YOURSELF AND OTHERS FROM UNINTENTIONALLY HITTING UNDERGROUND UTILITY LINES. REFER TO CALL811.COM FOR HOW 811 WORKS.

WILLIAM A. YOUNG
ATHERTON BUILDERS
LIC.: # 697808
T: 650 - 575 - 9576

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT REVIEW, TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

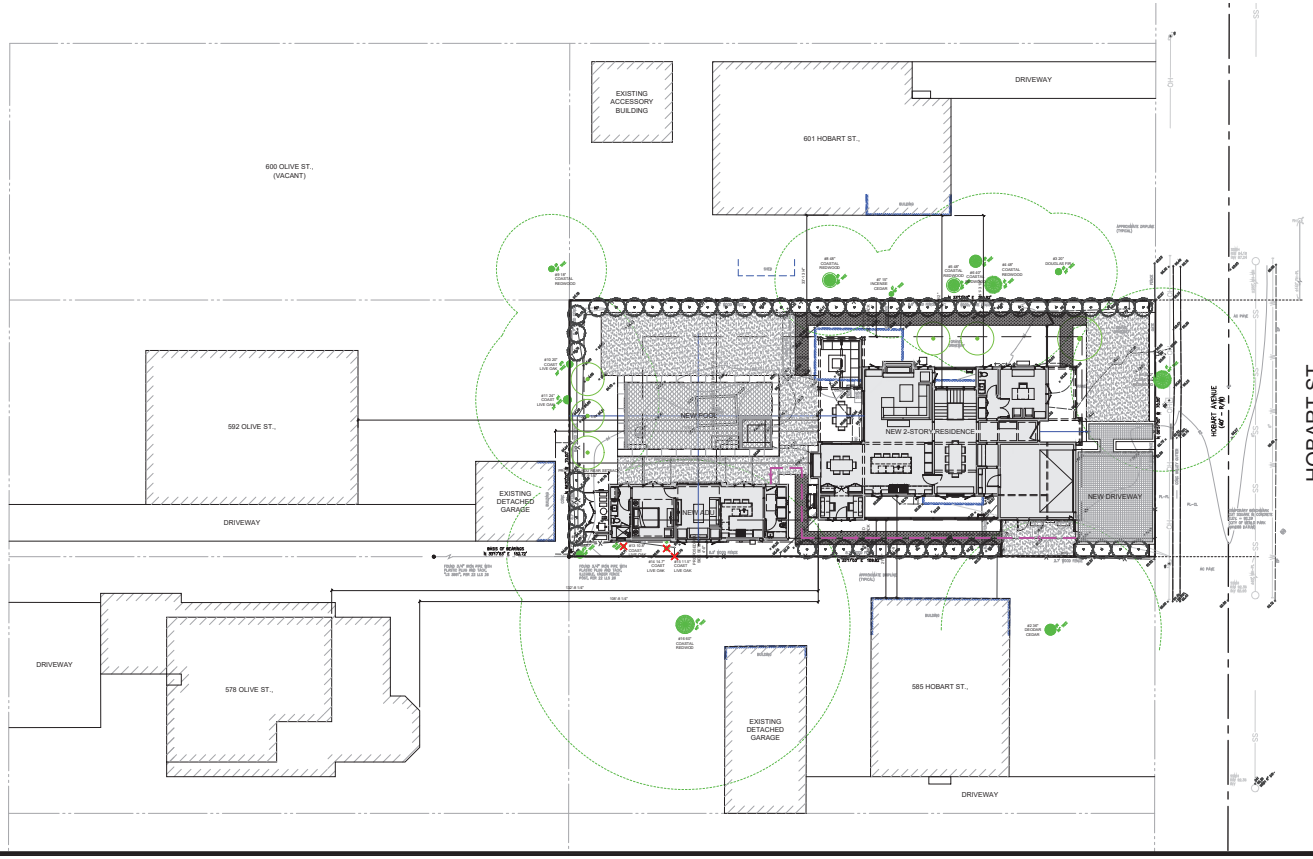
DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.: AA1



HOBART ST., STREETSCAPE



AERIAL VIEW & EXISTING TREE INVENTORY



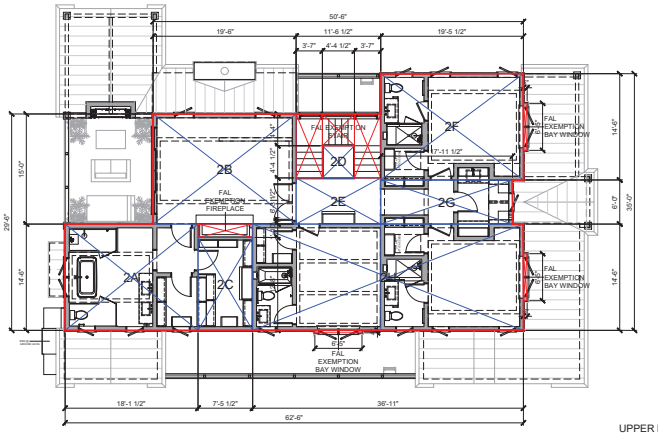
1 AREA PLAN & STREETSCAPE
SCALE: 1/16" = 1'-0"

WILLIAM A. YOUNG
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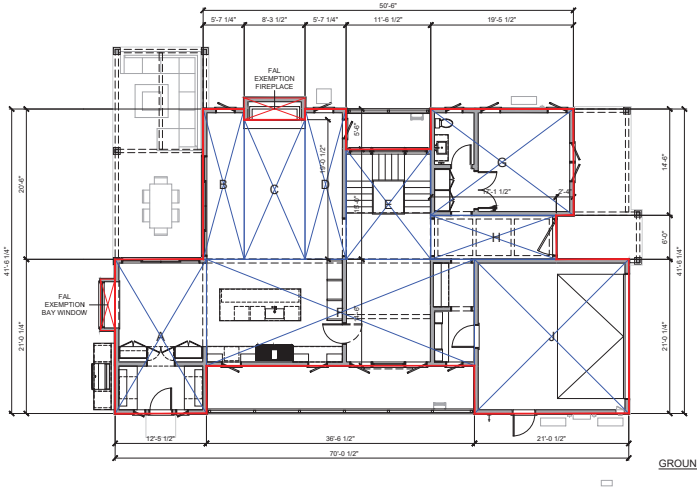
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT / HERITAGE TREE	MARCH 4, 2024
PLNTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024
USE PERMIT REV3	JULY 22, 2024

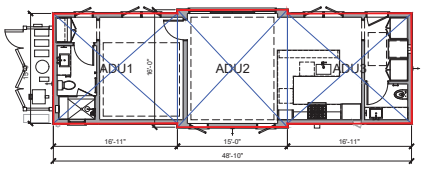
DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
AA2



UPPER LEVEL



GROUND LEVEL



ADU

PLANNING DATA

LOT AREA	11,187 SQ. FT.
ALLOWABLE FAL	3,846.75 SQ. FT.
ALLOWABLE BUILDING COVERAGE (TWO STORY) 35% OF LOT SIZE	3,915 SQ. FT.
ALLOWABLE UPPER LEVEL FLOOR AREA (50% FAL)	1,923.38 SQ. FT.

GROUND LEVEL FLOOR AREA LIMIT CALCULATION

AREA	DIMENSIONS		TOTAL
J (GARAGE)	21'-0 1/2"	21'-0 1/4"	442.31 SQ. FT.
A	12'-5 1/2"	21'-0 1/4"	261.88 SQ. FT.
B	5'-7 1/4"	20'-6"	114.89 SQ. FT.
C	8'-3 1/2"	19'-0 1/2"	157.89 SQ. FT.
D	5'-7 1/4"	20'-6"	114.89 SQ. FT.
E	11'-6 1/2"	15'-0"	173.13 SQ. FT.
F	36'-6 1/2"	14'-6"	529.85 SQ. FT.
G	19'-5 1/2"	14'-6"	282.15 SQ. FT.
H	17'-1 1/2"	6'-0"	102.75 SQ. FT.
TOTAL			2,179.73 SQ. FT.

UPPER LEVEL FLOOR AREA LIMIT CALCULATION

AREA	DIMENSIONS		TOTAL	
2A	18'-1 1/2"	14'-6"	262.81 SQ. FT.	
2B	19'-6"	15'-0"	292.50 SQ. FT.	
2C	7'-5 1/2"	12'-8"	94.47 SQ. FT.	
2D	4'-4 1/2"	4'-4 1/2"	19.14 SQ. FT.	
2E	11'-6 1/2"	6'-3 1/2"	72.62 SQ. FT.	
2F	19'-5 1/2"	14'-6"	282.15 SQ. FT.	
2G	17'-11 1/2"	6'-0"	107.75 SQ. FT.	
2H	36'-11"	14'-6"	535.29 SQ. FT.	
TOTAL			1,666.73 SQ. FT.	< 1923.38SQ. FT.

FLOOR AREA LIMIT CALCULATION SUMMARY (PLANNING)

PROPOSED ATTACHED GARAGE	442.31 SQ. FT.	
GROUND LEVEL FLOOR AREA	1,737.42 SQ. FT.	
UPPER LEVEL FLOOR AREA	1,666.73 SQ. FT.	
TOTAL FAL	3,846.46 SQ. FT.	< 3846.75SQ. FT.

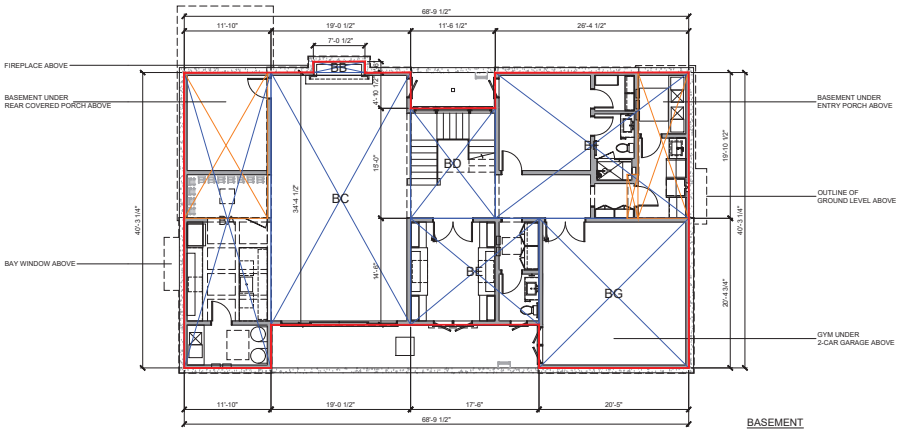
ADU FLOOR AREA

AREA	DIMENSIONS		TOTAL	
ADU1	16'-11"	15'-0"	253.75 SQ. FT.	
ADU2	15'-0"	16'-0"	240.00 SQ. FT.	
ADU3	16'-11"	15'-0"	253.75 SQ. FT.	
TOTAL			747.50 SQ. FT.	< 800 SQ.FT.

BASEMENT FLOOR AREA CALCULATION (BUILDING FLOOR AREA)

AREA	DIMENSIONS		TOTAL
BA	11'-10"	40'-3 1/4"	476.5 SQ. FT.
BB	7'-0 1/2"	1'-6"	10.6 SQ. FT.
BC	19'-0 1/2"	34'-4 1/2"	654.6 SQ. FT.
BD	11'-6 1/2"	15'-0"	173.1 SQ. FT.
BE	17'-6"	14'-6"	253.8 SQ. FT.
BF	26'-4 1/2"	19'-10 1/2	524.20 SQ. FT.
BG	20'-5"	20'-4 3/4"	416.41 SQ. FT.
TOTAL			2,509.15 SQ. FT.

ADU FLOOR AREA	747.50 SQ. FT.	
BASEMENT FLOOR AREA	2,509.15 SQ. FT.	
EXEMPTED CONDITIONED AREA @ GROUND LEVEL	38.53 SQ. FT.	
EXEMPTED CONDITIONED AREA @ UPPER LEVEL	8.56 SQ. FT.	
TOTAL CONDITIONED BUILDING FLOOR AREA	7,150.20 SQ. FT.	
PROPOSED ATTACHED GARAGE	442.31 SQ. FT.	
TOTAL BUILDING FLOOR AREA	7,592.51 SQ. FT.	
TOTAL MAIN HOUSE COVERED PORCH AREA	529.66 SQ. FT.	



BASEMENT





1 FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0"

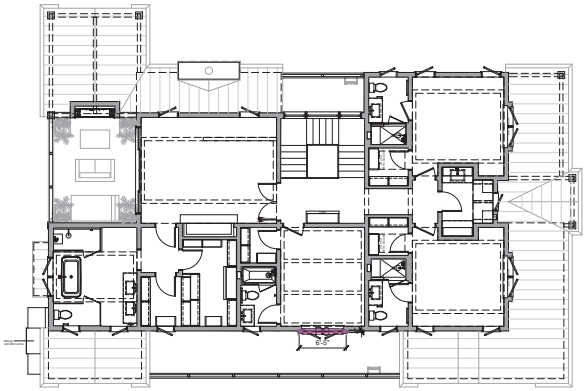
WILLIAM N. YOUNG
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NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HEIR. TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

AA3



BUILDING COVERAGE CALCULATION

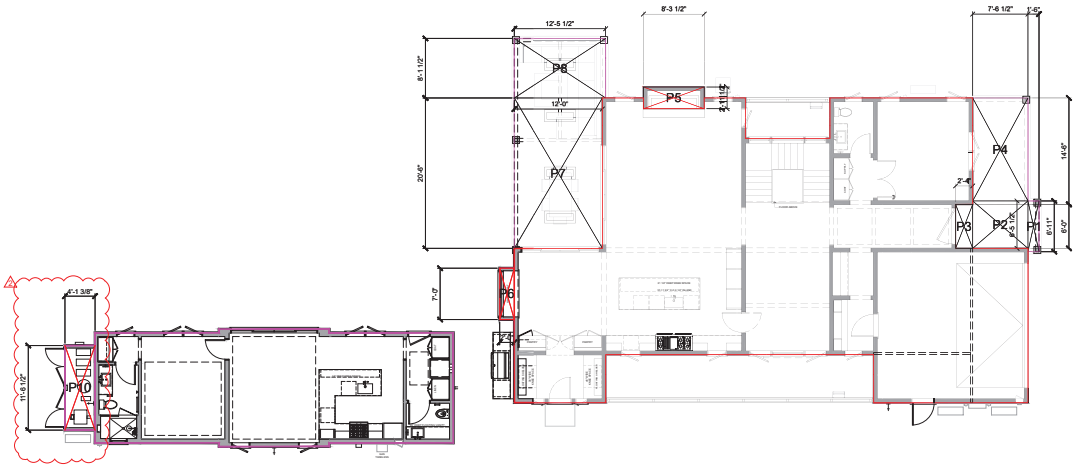
A. MAIN HOUSE BUILDING COVERAGE

GROUND LEVEL FLOOR AREA			**2,179.73** SQ. FT.
P1	1'-4"	6'-11"	13.38 SQ. FT.
P2	7'-6 1/2"	6'-5 1/2"	48.71 SQ. FT.
P3	2'-4"	6'-0"	14.00 SQ. FT.
P4	7'-6 1/2"	14'-6"	109.35 SQ. FT.
P5	8'-3 1/2"	2'-11 1/2"	24.53 SQ. FT.
P6	2'-0"	7'-0"	14.00 SQ. FT.
P7	12'-0"	20'-6"	246.00 SQ. FT.
P8	12'-5 1/2"	8'- 1 1/2"	101.22 SQ. FT.
P9	6'-5"	4"	2.14 SQ. FT.
P10	4'-1 3/8"	11'-6 1/2"	47.49 SQ. FT.
TOTAL			**2,797.55** SQ. FT.

B. ADU BUILDING COVERAGE

ADU FLOOR AREA			**749.50** SQ. FT.

TOTAL BUILDING COVEREAGE (A+B)	**3,546.05 SQ. FT.**	< 3920 SQ. FT.	**31.69%**





1 BUILDING COVERAGE CALCULATION
SCALE: 1/8" = 1'-0"

0 10 20 FT
SCALE: 1/8" = 1'-0"

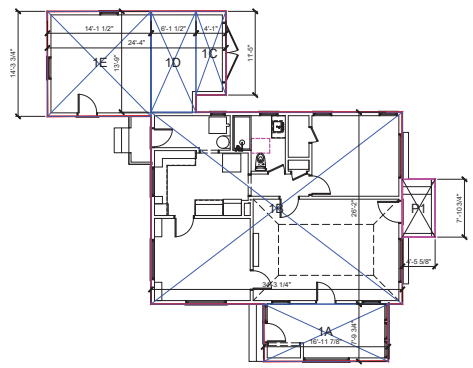
WILLIAM N. YOUNG
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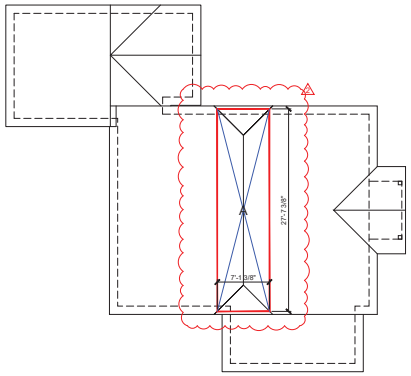
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HERITAGE TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

AA4





PLANNING DATA

LOT AREA			11,187 SQ. FT.
ALLOWABLE FAL			3,846.75 SQ. FT.
ALLOWABLE BUILDING COVERAGE (ONE STORY) 35% OF LOT SIZE			3,915 SQ. FT.

GROUND LEVEL FLOOR AREA LIMIT CALCULATION

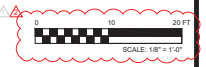
AREA	DIMENSIONS		TOTAL
1A	16'-11 7/8"	7'-9 3/4"	132.73 SQ. FT.
1B	34-3 1/4"	26'-2"	896.75 SQ. FT.
TOTAL CONDITIONED LIVNG AREA			**1,029.48** SQ. FT.
1C	4'-1"	11'-5"	46.62 SQ. FT.
1D	6'-1 1/2"	13'-9"	84.22 SQ. FT.
1E	14'-1 1/2"	14'-3 3/4"	202.16 SQ. FT.
TOTAL GARAGE FLOOR AREA			**333.00** SQ. FT.
A	7'-1 3/8"	27'-7 3/8"	**196.47** SQ. FT.
TOTAL FLOOR AREA			**1,558.95** SQ. FT.

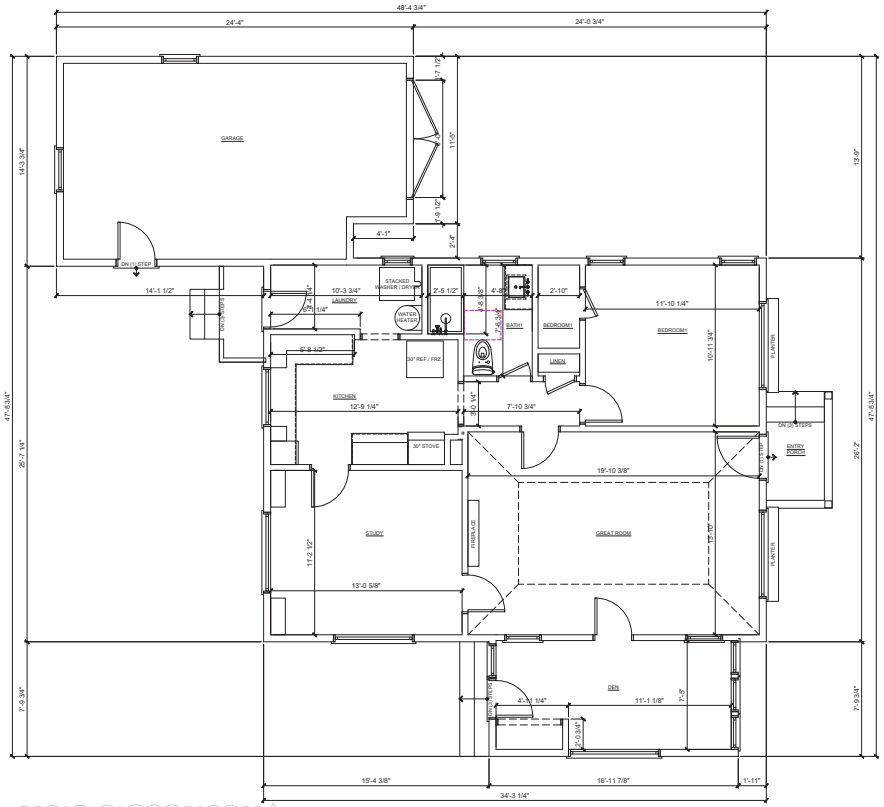
BUILDING COVERAGE CALCULATION

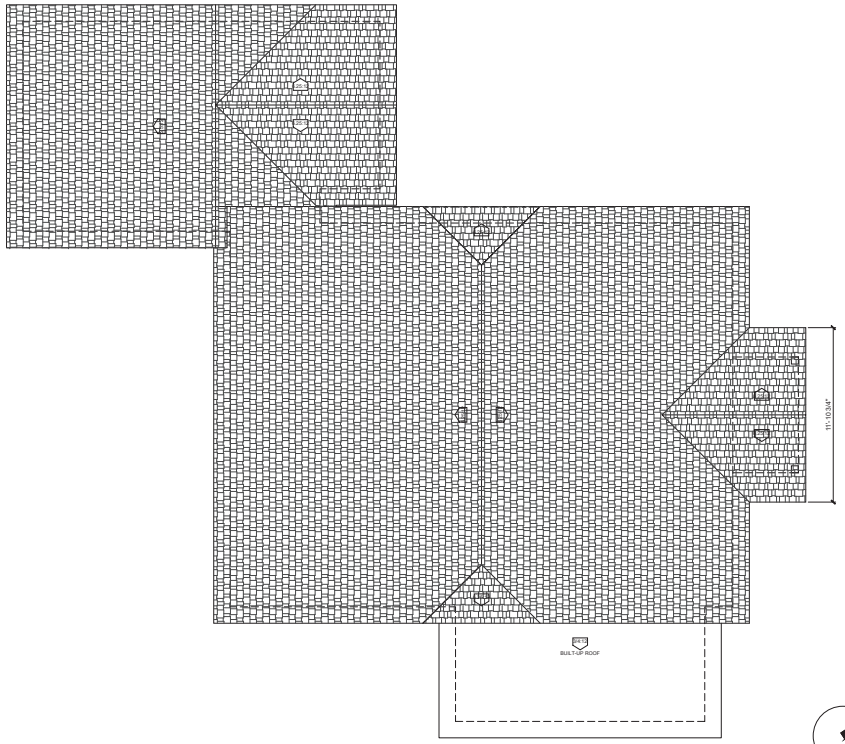
A. MAIN HOUSE BUILDING COVERAGE

GROUND LEVEL FLOOR AREA			**1,558.95** SQ. FT.
P1	4'-5 5/8"	7'-10 3/4"	35.28 SQ. FT.
TOTAL			**1,594.24** SQ. FT.

2 FLOOR AREA & BUILDING COVERAGE CALCULATION
SCALE: 1/8"=1'-0"







PROPOSED TO BE DEMOLISHED

1 EXISTING HOME FLOOR AND ROOF PLAN
SCALE: 1/4"=1'-0"





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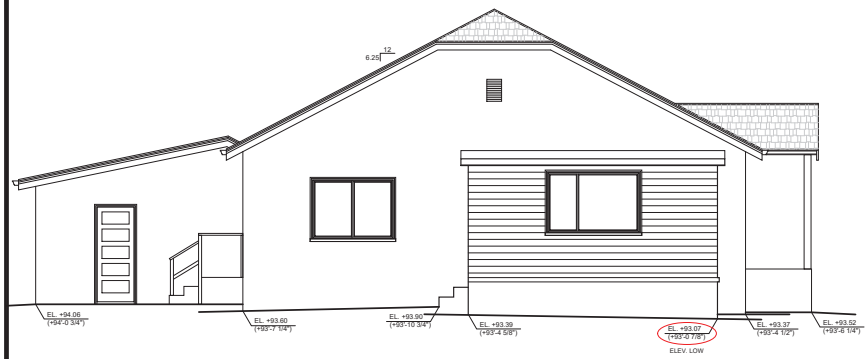
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HERI. TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

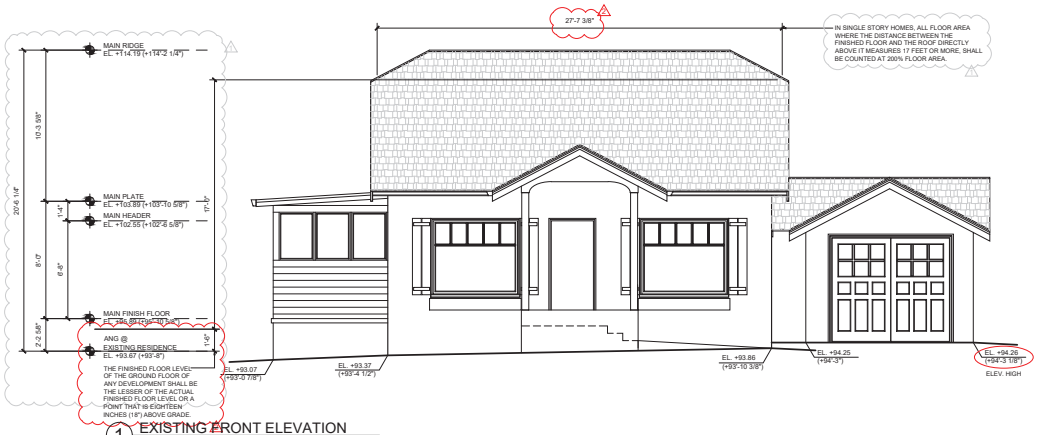
DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A1.01

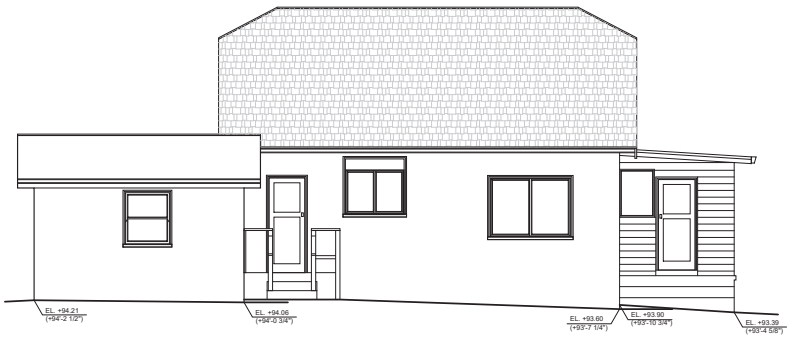
EXISTING RESIDENCE PROPOSED TO BE DEMOLISHED



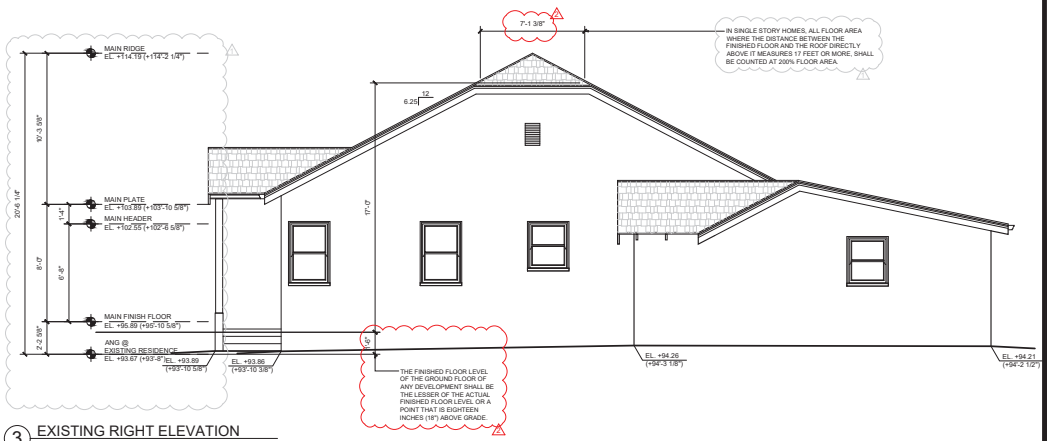
2 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

0 5 10 FT
SCALE: 1/4" = 1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697636
T: 650 • 575 • 6076

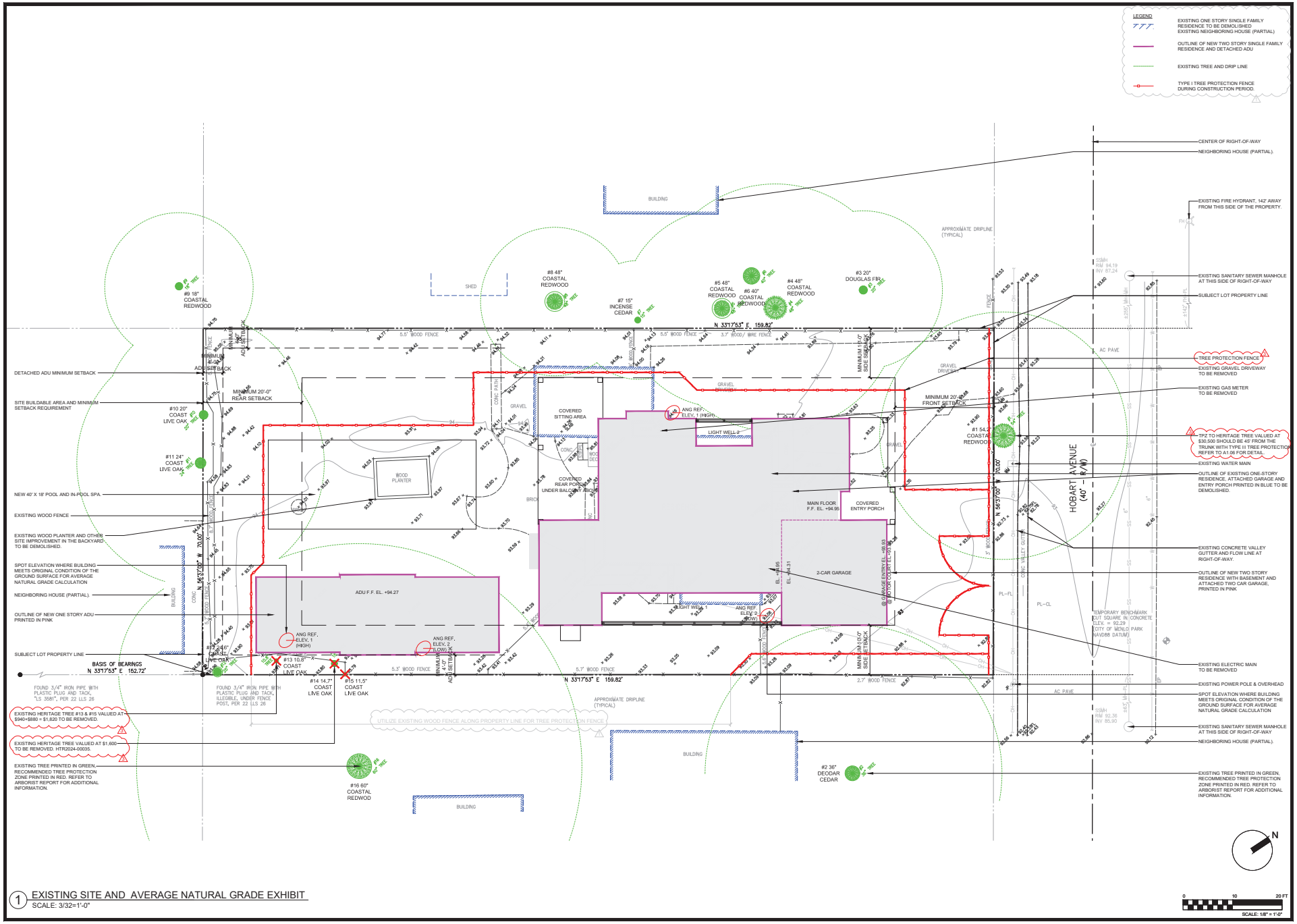
Mark Cadby

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT VER1, TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A1.02



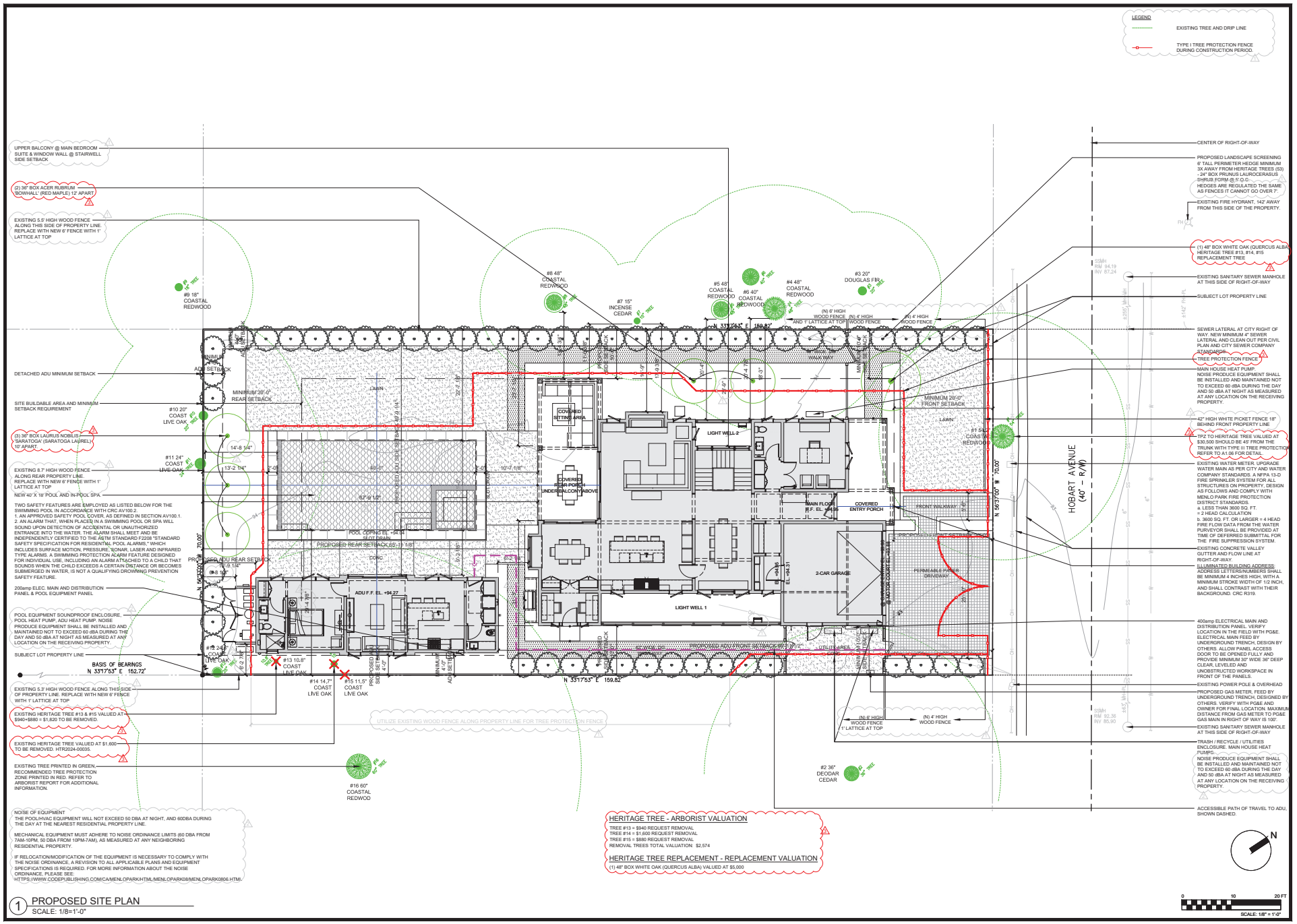
1 EXISTING SITE AND AVERAGE NATURAL GRADE EXHIBIT
SCALE: 3/32=1'-0"

WILLIAM H. YOUNG
ATHERTON BUILDERS
(LIC. # 697828)
T: 650 - 575 - 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HEIR. TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024
USE PERMIT REV3	JULY 29, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
A1.03



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

WILLIAM A. YOUNG
ATHERTON BUILDERS
(A.C. # 617828)
T: 650 - 575 - 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HERI. TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024
USE PERMIT REV3	JULY 29, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
A1.04

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

2 TPZ SIGNS FOR FENCING
N.T.S





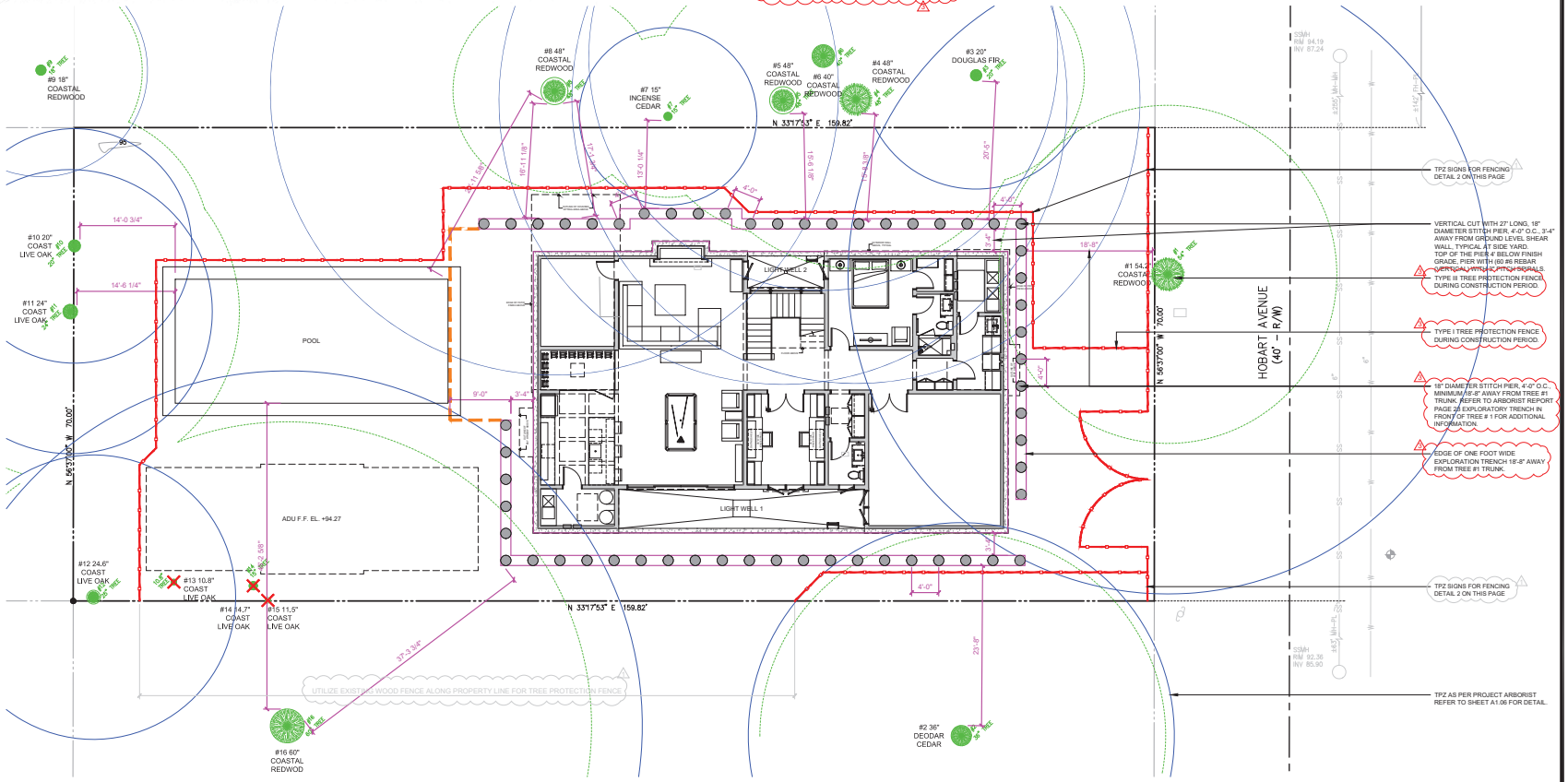
- Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.



- Type III Tree Protection
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2 inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist. (see image 2.15-4)

LEGEND
- EXISTING TREE AND DRIP LINE
- TYPE I TREE PROTECTION FENCE DURING CONSTRUCTION PERIOD.
- TPZ AS PER PROJECT ARBORIST REFER TO SHEET A1.06 FOR DETAIL.

3 TREE PROTECTION
N.T.S



1 PROPOSED TREE PROTECTION & SHORING PLAN
SCALE: 1/8=1'-0"

WILLIAM H. YOUNG
ATHERTON BUILDERS
(LIC. # 697828)
T: 650 - 575 - 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HERI. TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024
USE PERMIT REV3	JULY 20, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
A1.05

Appraised Values of Neighbor Trees to be protected during construction

Tree #1	$10,300.00	Street tree, Request removal, Permit declined
Tree #2	$11,300.00	Neighbor's tree
Tree #3	$1,238.00	Neighbor's tree
Tree #4	$28,100.00	Neighbor's tree
Tree #9	$28,300.00	Neighbor's tree
Tree #6	$4,980.00	Neighbor's tree
Tree #7	$1,358.00	Neighbor's tree
Tree #10	$7,438.00	Neighbor's tree
Tree #11	$10,300.00	Neighbor's tree
Tree #12	$5,800.00	Neighbor's tree
Tree #13	$880.00	Approved for removal
Tree #14	$1,600.00	Approved for removal
Tree #15	$940.00	Approved for removal
Tree #16	$51,500.00	Neighbor's tree

See addendum for table of appraised values and calculations.

Total value of all trees on this property $3,920.00

Total value of trees approved for removal i3,420.00

Total value of all trees on neighbor's property $220,260.00

Total value of all trees that may be impacted by construction $250,760.00

Tree # 11: TPZ should be at 18 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

This can be reduced to edge of pool construction at 14 feet from the trunk of the tree without ill effect on the health or condition of the tree. Less than 10% of the root zone will be impacted.

The proposed drainage will run approximately 8 feet from the trunk of this tree. The trench should be hand dug and no roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.

Tree # 12: TPZ should be at 20 feet radius from the trunk of the tree in accordance with Type ITree Protection as outlined and illustrated in imags 2.15-1 and 2 [6].

Excavation for the ADU within the TPZ should be done with hand tools only. No roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.

Tree # 16: TPZ should be at 50 feet radius from the trunk of the tree in accordance with Type ITree Protection as outlined and illustrated in imags 2.15-1 and 2 [6].

Excavation for the ADU within the TPZ should be done with hand tools only. No roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.

Arborist Report

Tree Protection Fencing

The fencing should be protected by signs saying "TREE PROTECTION FENCE-DO NOT REMOVE OR MOVE WITHOUT APPROVAL FROM THE CITY" See Addendum for signage.

The City Arborist fencing to be installed before any equipment comes on site and inspected by the Project Arborist whether partial permits, demolition, or construction. Four-week intervals would be sufficient to assess and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

Tree protection fencing is to be inspected by he City Arborist before demo and/or building permit issuance.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

Any development-related work recommended by the Project Arborist must be supervised by the Project Arborist and written up with a follow up letter documenting the mitigation has been completed to specification.

Any tree on-site protected by the City's Muncipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of the construction.

A final inspection of the trees at the end of the project is required by the City Arborist prior to removal of the tree protection fencing.

Drawings Reviewed: Atherton Builders, A.04, A1.05 revised April 24
Macleod and Associates C1 and C2, Dated 7/22/24

Tree Protection fencing and details as in development within the TPZ.

1. The Tree Protection Zones (TPZ) should be defined with protective fencing. This should be installed as shown in image 2.15-1 and 2 [6]. at 2 posts driven at least 2 feet in to the ground standing at the edge of the TPZ. Normally a TPZ is marked by the dripline of the tree. I recommend the TPZ's as follows:

Tree # 1: TPZ should be at 45 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. This can be reduce to edge of proposed driveway, where is a restricted line. To protect the tree from construction traffic, the trunk should be wrapped with Type IB tree protection as outlined and illustrated in image 215-4[6].

An exploratory trench was excavated to a depth of 3 feet in the location for the proposed edge of basement. No roots greater than 2" in diameter were found in the excavation. See Addendum.

Shoring will be installed at 18'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 15 % of the TPZ will be impacted and there will be no effect on the health or stability of the tre.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

The driveway and pathway within the 10x TPZ should be constructed with permeable pavers. Excavation and preparation for the proposed hiveway within the TPZ should be with hand tools only. No roots greater than 2" in diameter should be cut. Compaction within the TPZ should be kept to a minimum. Stability of the excavation beneath the driveway with minimal compaction can be achieved with Typar biaxial geogrid such as BODPAVE 85. If excavation for the driveway is restricted to a maximum of 8" below grade within the TPZ, the root impact on the root zone can be minimized to less than 10%.

A shallow gravel basin for drainage is planned beneath the driveway. The basin has a surface area of 100 sq feet and will not impact the health of te tree. Excavation for the basin should be done under arborist supervision, with hand tools and no roots greater than 2" should be cut. Any larger root below 8" below grade should run through thegravel basin and worked around.

The proposed water and sewer line should beband dug within the TPZ under arborist supervision

Tree # 2: TPZ should be at 30 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Shoring will be installed at 23'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 10 % of the TPZ will be impacted and there will be no effect on the health or stability of the tre.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 4: TPZ should be at 40 feet radius from the trunk of the tree in accordance with Type I tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Shoring will be installed at 15'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 25 % of the TPZ will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [7] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 6: TPZ should be at 33 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Shoring will be installed at 22' from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 15 % of the TPZ will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [7] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 9: TPZ should be at 15 feet radius from the trunk of the tree where in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. There will be no impacts affecting this tree.

Tree # 13

Tree # 13 is a coast live oak at the rear of the property

13	Coast live oak *Quercus agrifolia*	11.5"	30/15	60/30/30	Good health, poor condition, Ironing **Regulated**

The tree is in good health but poor condition. The tree has grown beneath the canopy of Tree # 15, a much larger oak, resulting in a leaningtrunk and one-sided canopy. The tree has been requested removal for a proposed ADU.

Tree # 14

Tree # 14 is a coast live oak at the rear of the property

14	Coast live oak *Quercus agrifolia*	14.7"	30/5	60/40/30	Good health, poor condition, caning **Regulated**

The tree is in good health but poor condition. Thetree has grown beneath the canopy of Tree # 15, a much larger oak, resulting in a leaning trunk and one sided canopy. The tree is a small tree and has sprouted from an acorn beneath its parent tree. The future of the tree is limited and removal o this tree, although not critical to the development, will benefit the health and condition of Tree # 5.

I recommend that this tree be removed

Tree # 15

Replacement Trees for Tree # 13 as part of proposed basement excavation

TREE PROTECTION NOTES:

1. PROJECT ARBORIST:
ADVANCED TREE CARE
965 EAST SAN CARLOS AVE.,
SAN CARLOS, CA 94070
T: 650-839-9539
ROBERT WEATHERILL
rweather@pacbell.net

2. TREE PROTECTION AND IMPACT MITIGATION RECOMMENDATIONS BY PROJECT ARBORIST ARE LISTED IN THIS PAGE. REFER TO ARBORIST REPORT FOR FULL VERSION. IMPLEMENTATION OF AND ADHERENCE TO THESE RECOMMENDATIONS WILL BECOME CONDITIONS OF APPROVAL FOR THE ASSOCIATED PLANNING, BUILDING, AND DEMOLITION PERMITS.

3. A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.
a. TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT-SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.
b. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, VERIFY THAT THE PROTECTION MEASURES COMPLY, TAKE PHOTOS, AND PREPARE A BRIEF VERIFICATION LETTER FOR CITY ARBORIST REVIEW.
c. FOR TREE PROTECTION VERIFICATION:
i. TREE PROTECTION FENCING NEEDS SIGNAGE;
ii. THERE SHOULD BE A PLAN FOR PROVIDING CONSISTENT IRRIGATION TO THE TREES BEFORE, DURING, AND AFTER CONSTRUCTION (THIS HELPS THE TREES TOLERATE ROOT LOSS BETTER);
iii. TREE PROTECTION ZONES NEED MULCH AND/OR PLYWOOD SOIL COMPACTION PROTECTION.

4. THE PROJECT ARBORIST MUST ALSO PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION.
a. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.

N

0 10 20 FT
SCALE: 1/8" = 1'-0"

1 PROPOSED TREE PROTECTION - ARBORIST RECOMMENDATION
N.T.S.

WILLIAM A. YOUNG
ATHERTON BUILDERS
LIC. # 917631
T: 650 - 575 - 6076

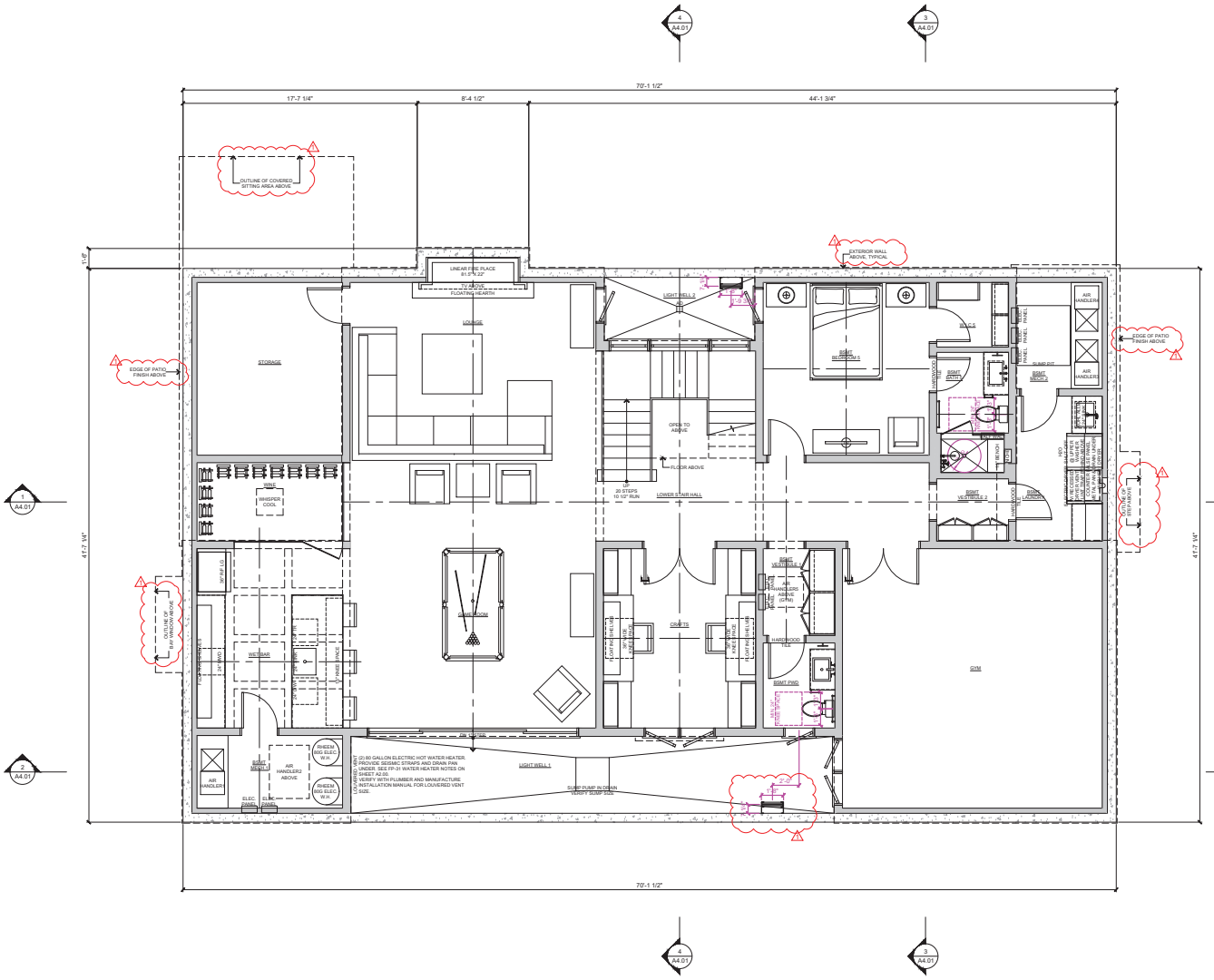
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

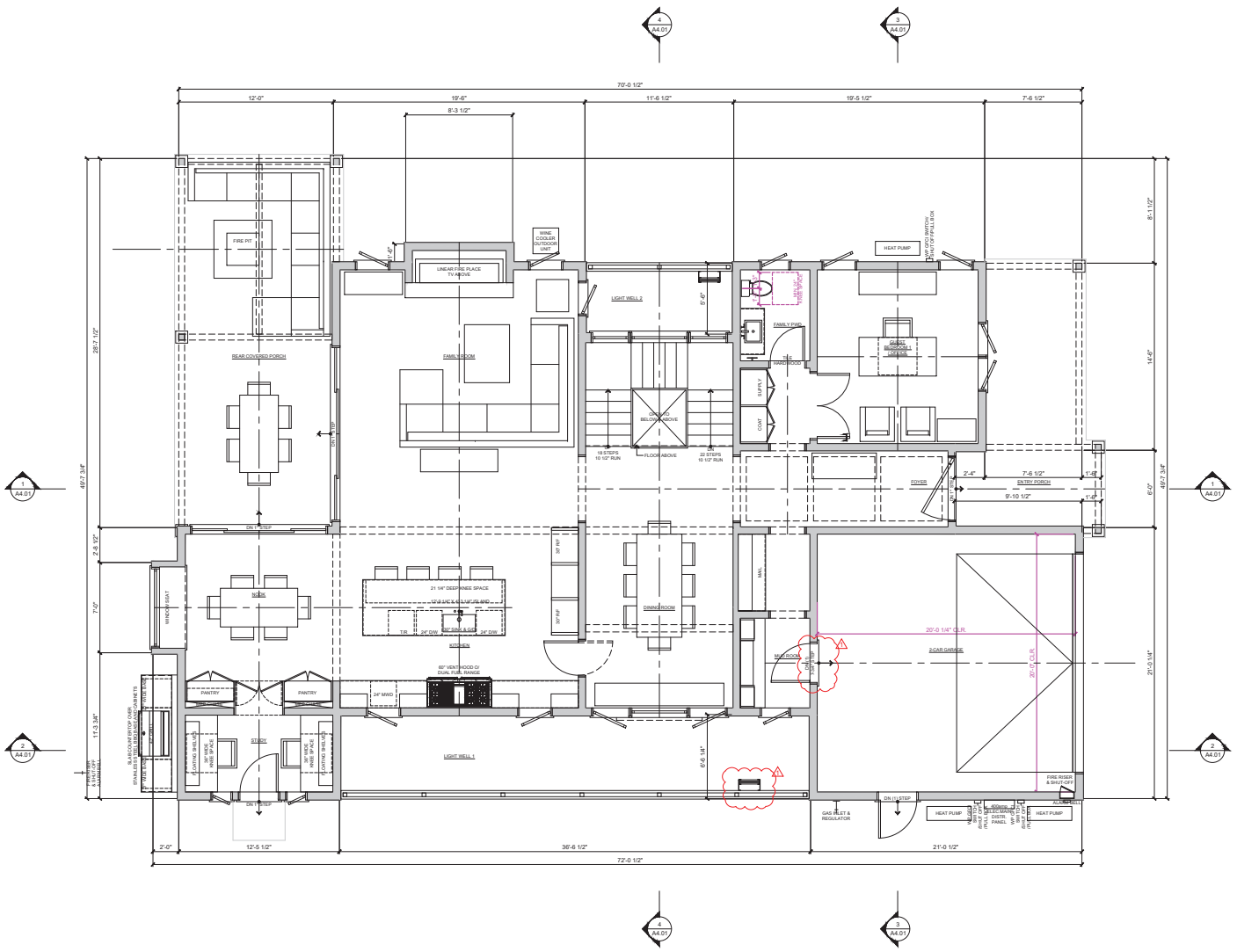
ISSUE NO.	DATE
USE PERMIT HERS, TREE	MARCH 4, 2024
TR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024
USE PERMIT REV3	JULY 29, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A1.06

A14


70'-1 1/2"
17'-7 1/4"
8'-4 1/2"
44'-1 3/4"
41'-7 1/4"
OUTLINE OF COVERED SITTING AREA ABOVE
LINEAR FIRE PLACE 81.5"X 22"
72" ABOVE FLOATING HEARTH
LOUNGE
STORAGE
EXTERIOR WALL ABOVE, TYPICAL
LIGHT WELL 2
OPEN TO ABOVE
FLOOR ABOVE
20 STEPS 10 1/2" RUN
LOWER STAIR HALL
EDGE OF PATIO FINISH ABOVE
BEDROOM 5
BATH
BATH 4
BATH 3
LINEN
WHIRLPOOL
AIR HANDLERS
SUMP PIT
WINE COOL
WASHER
DRYER
WETBAR
GAME ROOM
CRAWL SPACE
CRAWL SPACE ACCESS
AIR HANDLER ABOVE (OPW)
HARDWOOD TILE
BATH 2
GYM
SUMP PUMP
AIR HANDLER2 ABOVE
RHEEM 40G ELEC W/H
ELEC PANEL
(2) 80 GALLON ELECTRIC HOT WATER HEATER. PROVIDE SEISMIC STRAPS AND DRAIN PAN UNDER. SEE FP-31 WATER HEATER NOTES ON SHEET A0.00. VERIFY WITH PLUMBER AND MANUFACTURE INSTALLATION MANUAL FOR LOUVERED VENT SIZE.
LIGHT WELL 1
SUMP PUMP IN DRAIN VERIFY SUMP SIZE
2'-0"
1'-6"
1'-0"
1'-6"
1'-6"
1'-6



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

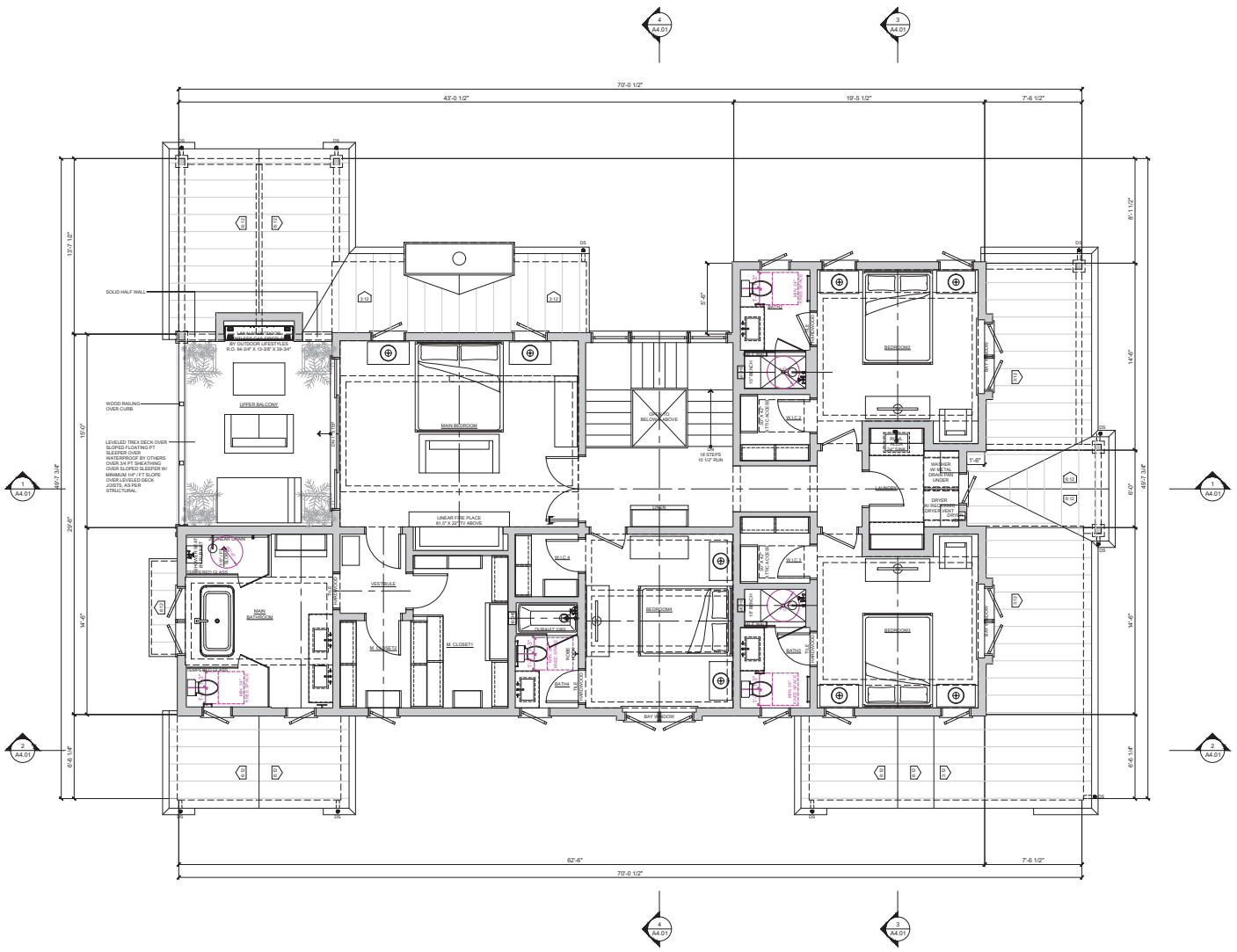
WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697636
T: 650 - 575 - 9076

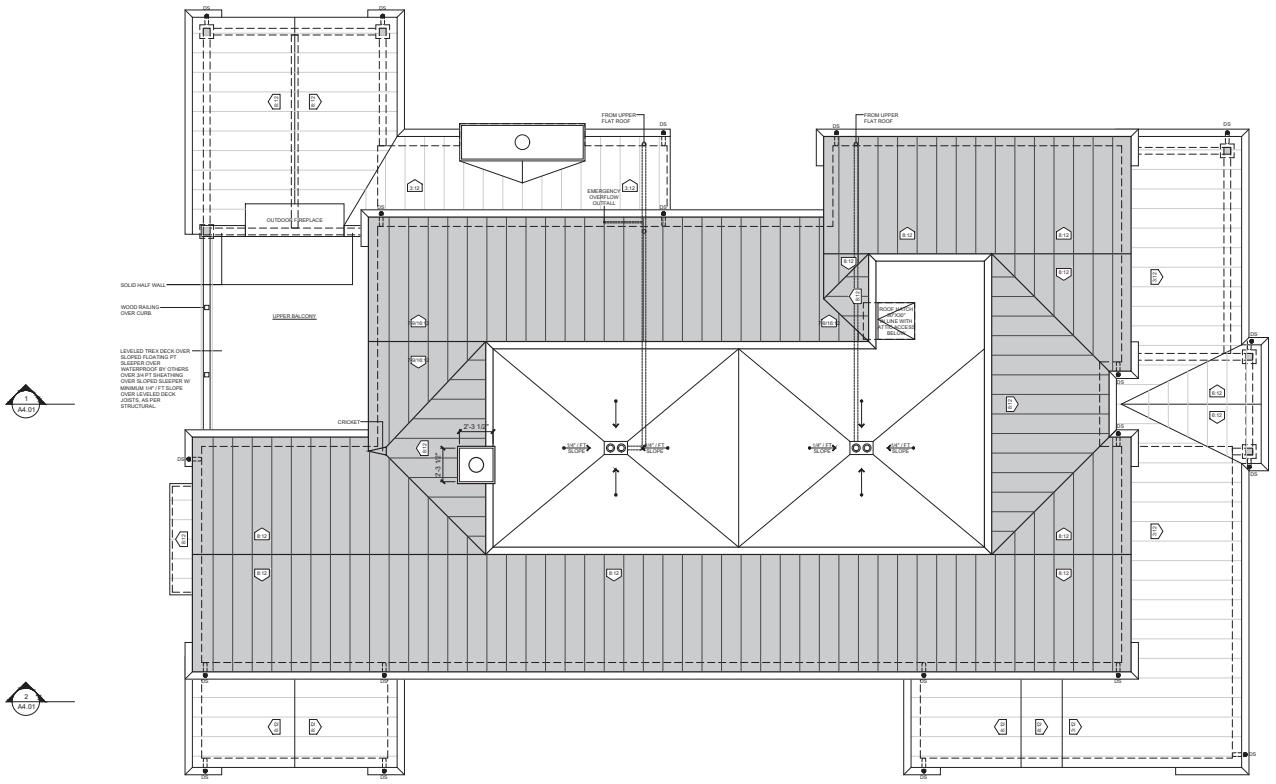
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT VER. TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A2.04


70'-0 1/2"
43'-0 1/2"
19'-5 1/2"
7'-6 1/2"
62'-6"
70'-0 1/2"
7'-6 1/2"
137'-1/2"
49'-7 3/4"
29'-6"
49'-7 3/4"
6'-6 1/4"
6'-6 1/4"
8'-11/2"
14'-6"
6'-0"
W 4'-6"
W 4'-6"
5'-6"
SOLID HALF WALL
WOOD RAILING OVER CURB
LEVELED TREX DECK OVER SLOPED FLOATING PT SLEEPER OVER WATERPROOF BY OTHERS OVER 3/4 PT SHEATHING OVER SLOPED SLEEPER W/ MAX SLOPE OF 1/2 SLOPE OVER LEVEL STRUCTURAL DECK JOISTS, AS PER STRUCTURAL.
BY OUTDOOR LIFESTYLES
UPPER BALCONY
MAIN BEDROOM
OPEN TO BELOW ABOVE
16 STEPS
10 1/2" RUN
LINEAR FIRE PLACE
81.5" X 20" TV ABOVE
VESTIBULE
MAIN BATHROOM
M. CLOSET
M. CLOSET
W.I.C.4
W.I.C.3
W.I.C.2
W.I.C.1
BEDROOM
BEDROOM
BEDROOM
BEDROOM
BATH
BATH
BAY WINDOW
LAUNDRY
WASHER W/ STACKED DRAWERS UNDER
DRYER
1'-0"
1'-0"
1'-0"



1 ROOF PLAN
SCALE: 1/4"=1'-0"

N

0 5 10 FT
SCALE: 1/4" = 1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697636
T: 650 - 575 - 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT / HERITAGE TREE	MARCH 4, 2024
PTR2024-00035 / REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A2.08

GSM CHIMNEY SHROUD,
COLOR TO MATCH STANDING STEAM METAL ROOF

STANDING SEAM METAL PANEL ROOF SYSTEM
CB-150 BY CUSTOM-BILT METALS IN PRE-WEATHERED GALVALUME.

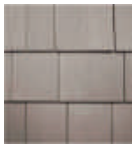


GUTTER, RAIN WATER LEADER MATCH STANDING SEAM ROOF COLOR

ANDERSON-E DUAL PANE CASEMENT WINDOW. 7/8" WIDE SDL (SIMULATED DIVIDED LIGHT) BARS SIMULATED TRUE DIVIDED LIGHT WITH WOOD INTERIOR AND ALUMINUM EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANES. SDL PROFILE TO BE SELECTED BY OWNER. EXTERIOR ALUMINUM FRAME AND SASH TO BE WHITE.



WESTERN RED CEDAR SHINGLE – SEMI-TRANSPARENT SIDING W/ 6"± EXPOSURE IN SILVER STONE BY CEDAR SHINGLES DIRECT



CUSTOM WOOD CARRIAGE-HOUSE OVERHEAD GARAGE DOOR WITH X6 CASING AND X8 LINTEL, PAINTED IN WHITE. TEMPERED GLASS AT UPPER SECTION.

BRICK VENEER @ CHIMNEY, PAINTED IN WHITE

WOOD PIVOT DOOR, MATCH ROOF COLOR

ACCENT COLOR - WHITE

TRIM (GABLE BARGE BOARD, FASCIA, FRIEZE BOARD, WINDOW/DOOR CASING, WINDOW SILL & APRON), COLUMNS

CUBE ARCHITECTURAL 6" EXTENDED SINGLE WALL MOUNT DOWN LIGHT BY WAC LIGHTING, GRAPHITE.



CONNECTICUT BLUE STONE BLUE SELECT TREAD & COPING

1 MATERIAL BOARD
SCALE: 1/4" = 1' - 0"

N

0 5 10 20 FT 40 FT
SCALE: 1/16" = 1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
(M.-# 697508)
T: 650 - 575 - 9076

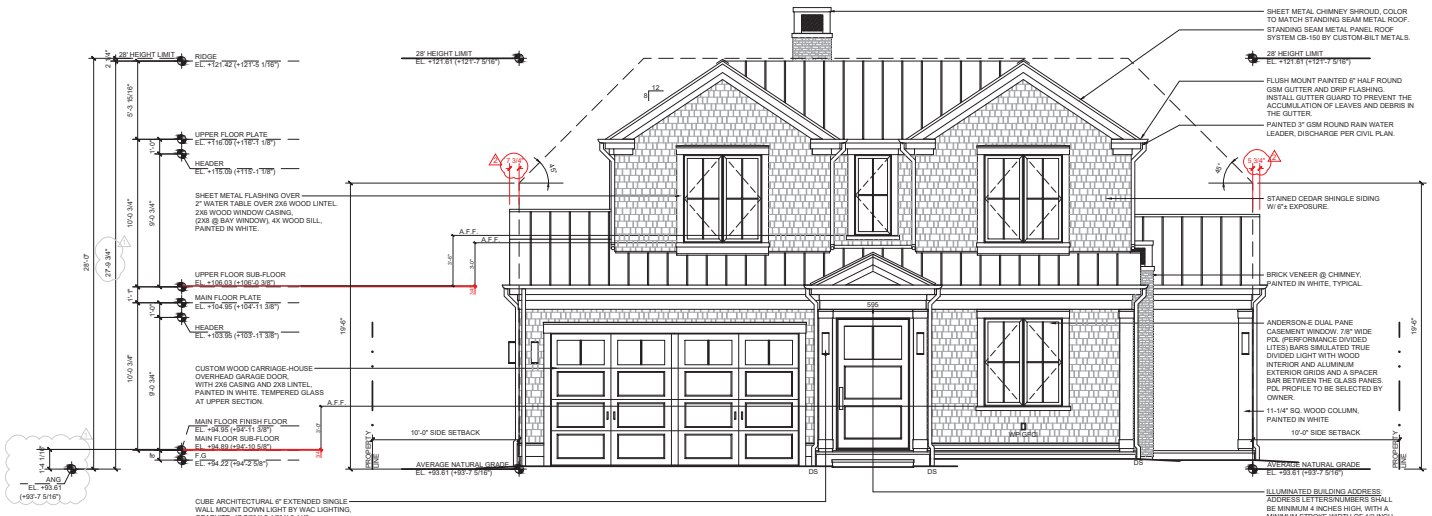
Mark Colby

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

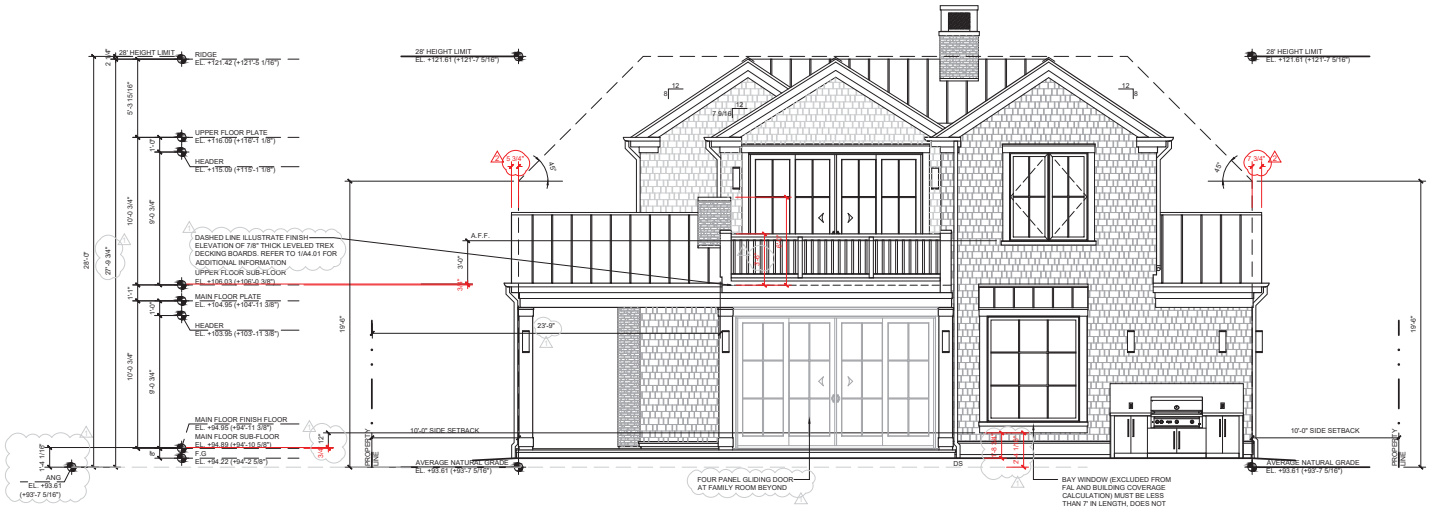
ISSUE NO.	DATE
USE PERMIT VER1, TREE	MARCH 4, 2024
PTR2024-00035, REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A3.00



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

0 5 10 FT
SCALE: 1/4" = 1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697636
T: 650 • 575 • 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT VER. TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
A3.01



1 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

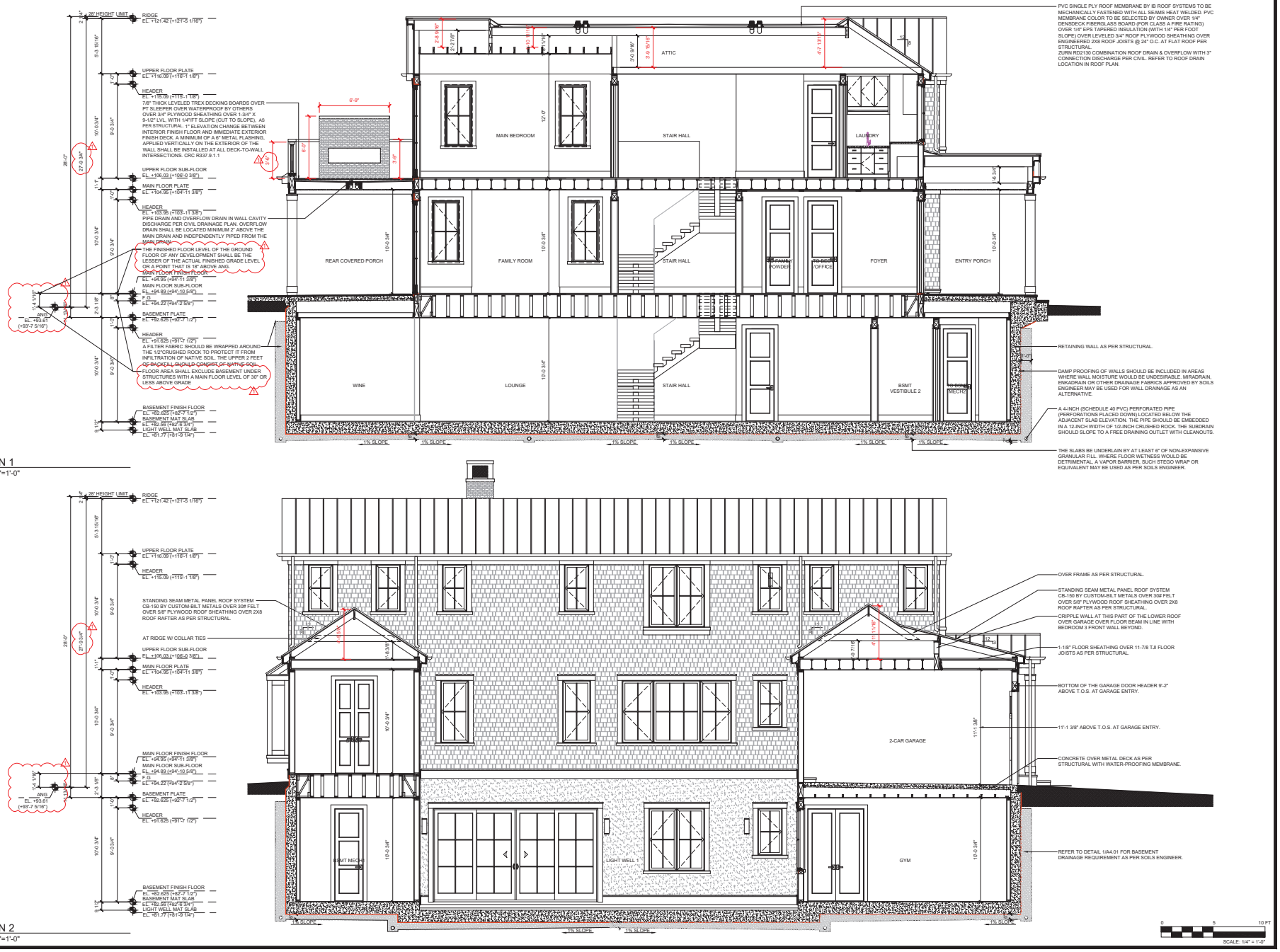
0 5 10 FT
SCALE: 1/4" = 1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697636
T: 650 - 575 - 9076

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT HEIR. TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.
A3.02



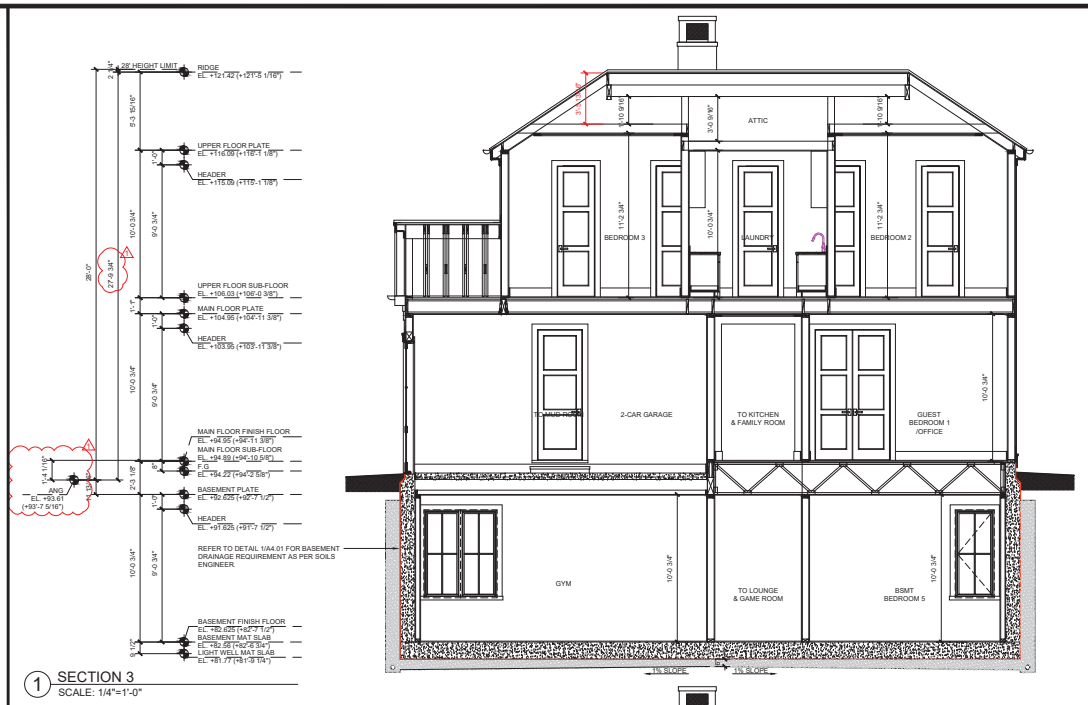
WILLIAM A. YOUNG
ATHERTON BUILDERS
(BC-) #697630
T: 650-) 575-) 9576

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

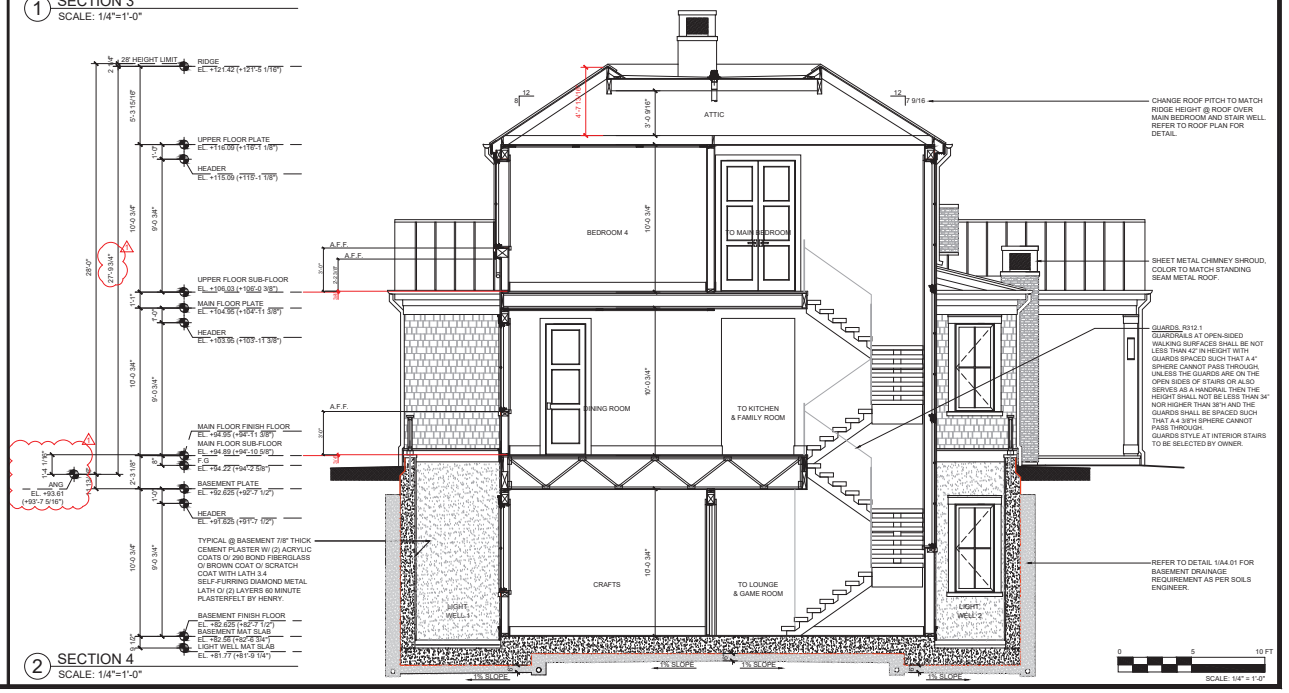
ISSUE NO.	DATE
USE PERMIT VER1, TREE	MARCH 4, 2024
PTR2024-00035, REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A4.01



1 SECTION 3
SCALE: 1/4"=1'-0"



2 SECTION 4
SCALE: 1/4"=1'-0"

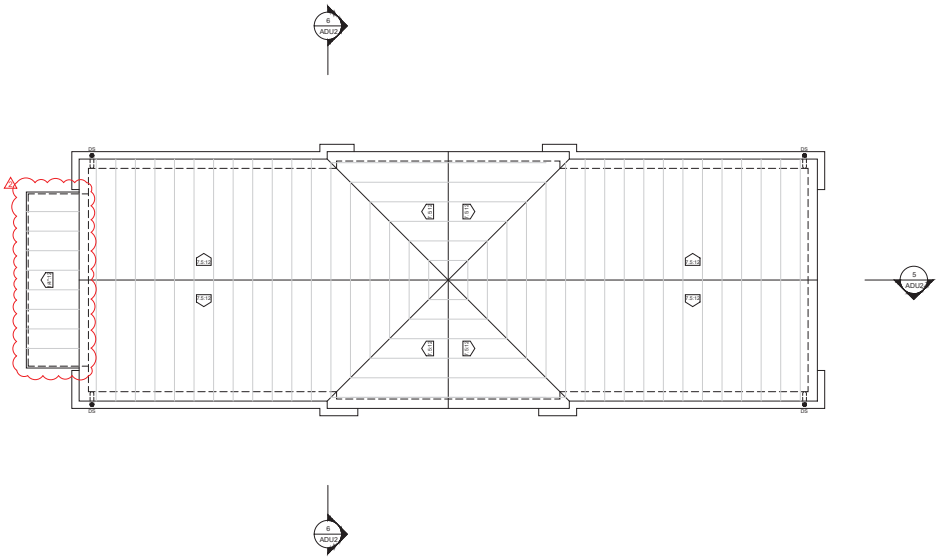
WILLIAM N. YOUNG
ATHERTON BUILDERS
LIC. # 697630
T: 650 - 575 - 9576

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

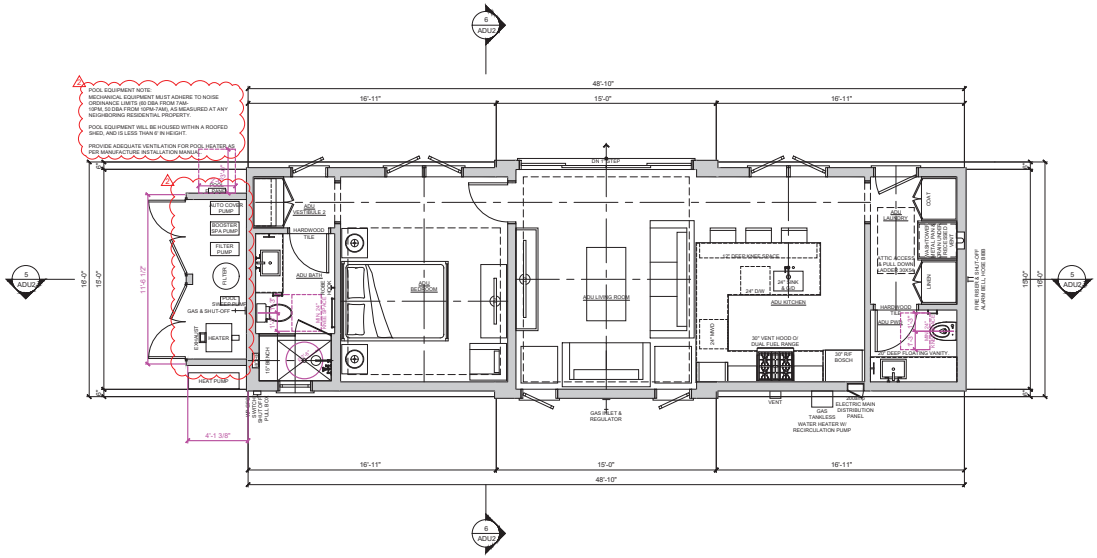
ISSUE NO.	DATE
USE PERMIT HERITAGE TREE	MARCH 4, 2024
PLNTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

A4.02



2 ADU ROOF PLAN
SCALE: 1/4"=1'-0"



1 ADU FLOOR PLAN
SCALE: 1/4"=1'-0"

WILLIAM N. YOUNG
ATHERTON BUILDERS
(LIC. # 697838)
T: 650 • 575 • 9076

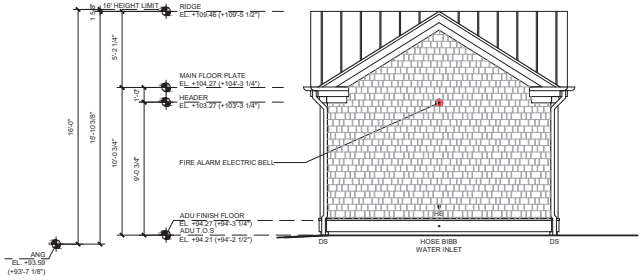
NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT / HEIR, TREE	MARCH 4, 2024
PTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

ADU1

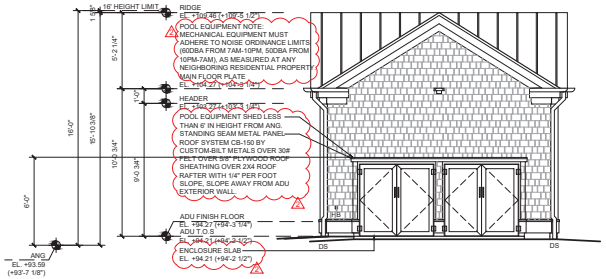
SCALE: 1/4" = 1'-0"



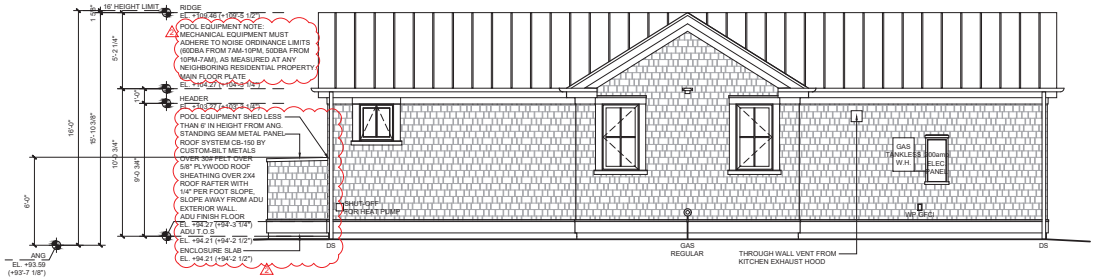
2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



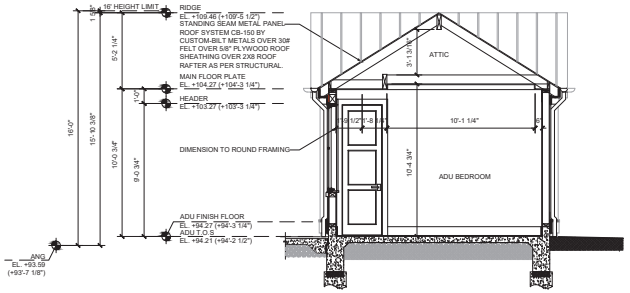
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



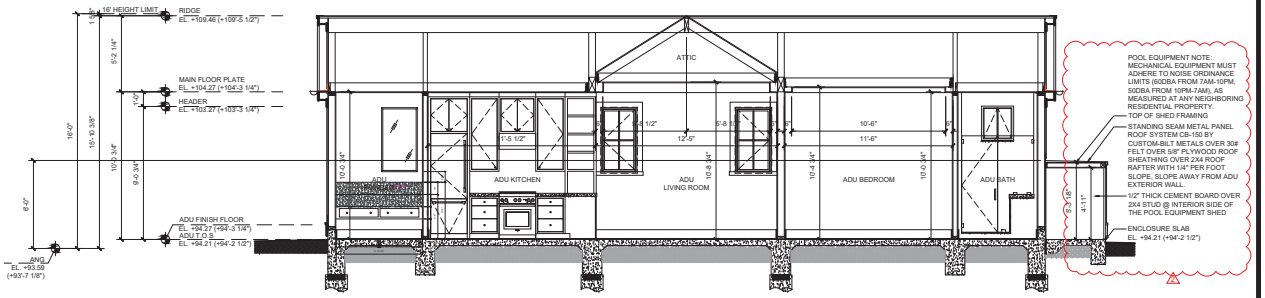
4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



6 SECTION 2
SCALE: 1/4"=1'-0"



5 SECTION 1
SCALE: 1/4"=1'-0"

0 5 10 FT
SCALE: 1/4" = 1'-0"

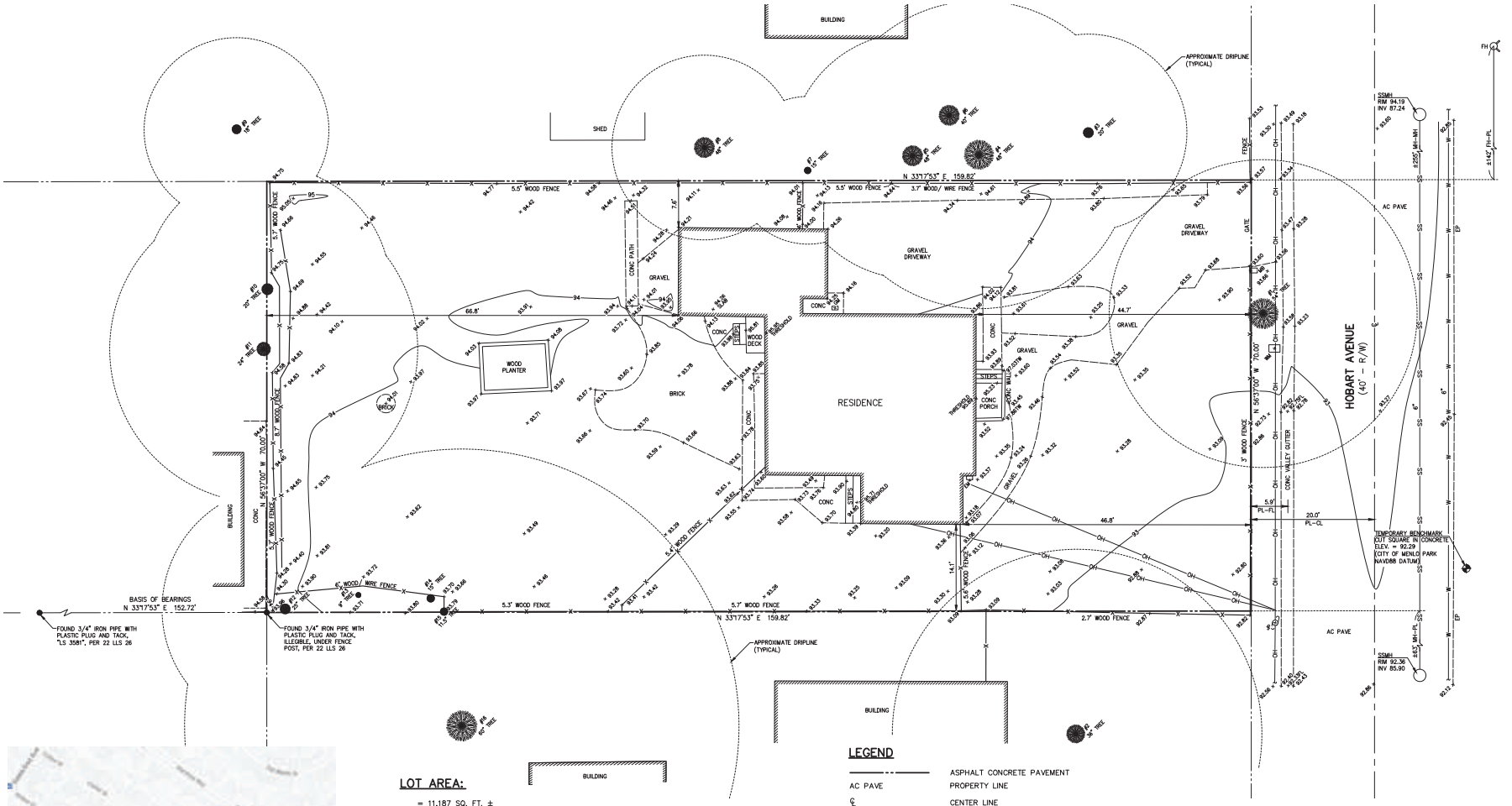
WILLIAM N. YOUNG
ATHERTON BUILDERS
(BC-) #697636
T: 650 • 575 • 9576

NEW RESIDENCE:
595 HOBART STREET,
MENLO PARK, CA 94025
APN: 071-231-110

ISSUE NO.	DATE
USE PERMIT VEGH, TREE	MARCH 4, 2024
HTR2024-00035 REV1	MARCH 25, 2024
USE PERMIT REV1	APRIL 19, 2024
USE PERMIT REV2	MAY 21, 2024

DATE: SEPT., 2023
SCALE: AS NOTED
DRAWN: HW
JOB: 595
SHEET NO.

ADU2





VICINITY MAP
(NOT TO SCALE)

LOT AREA:

= 11,187 SQ. FT. ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BUILDING SETBACKS:

FRONT: 20'
REAR: 20'
SIDE: 10'

BUILDING SETBACK LINES WERE TAKEN FROM THE CITY ZONING DISTRICT SUMMARY SHEET. REQUIRED BUILDING SETBACKS SHOULD BE CONFIRMED BY ARCHITECT.

TIE NOTE:

ALL TIE DIMENSIONS ARE MEASURED FROM FACE OF EXISTING WOOD SIDING OR STUCCO FINISH PERPENDICULAR TO PROPERTY LINE.

LEGEND

——— · ———	ASPHALT CONCRETE PAVEMENT
AC PAVE	PROPERTY LINE
℄	CENTER LINE
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
PL	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
#1 12" TREE	TREE W/ SIZE AND ARBORIST TREE #
—X——X—	FENCE
——OH——	OVERHEAD UTILITY LINE
——SS——	SANITARY SEWER LINE
——W——	WATER LINE

BOUNDARY NOTE:

I STATE THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

11/16/23
DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

REC	DESCRIPTION	BY:	DATE:
–	UPDATED TREES, ARBORIST REPORT	EM	11/16/23

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
WILLIAM YOUNG

TOPOGRAPHIC SURVEY PLAN
595 HOBART STREET
A.P.N. 071-231-110
LOT 34, BLOCK 2, 13 MAPS 46
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	EM/ML
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	08-28-23
DRAWING NO.	5516-TOPO
SHEET	C-1
	1 OF 4

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, RAIN WATER LEADERS SHALL BE DISPERSED ONTO CONCRETE SPLASH BLOCKS (2' MIN. IN LENGTH) OR IMPERVIOUS SURFACE AREAS AND DISCHARGE TO ON-SITE LANDSCAPE AREAS.
2. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF MENLO PARK, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
5. UNLESS OTHERWISE SPECIFIED, ALL SEWER PIPES SHALL BE PVC SDR 26 WITH BELL AND SPIGOT RUBBER GASKET JOINTS PER ASTM D3034 OR APPROVED EQUAL. PIPE INSTALLATION SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION.
6. UNLESS OTHERWISE SPECIFIED, ALL ON-SITE AREA DRAINS SHALL BE CHRISTY-TYPE PRECAST CONCRETE OR APPROVED EQUAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING BUILDING PADS TO REQUIRED GRADE.
8. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
9. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
11. THE STORM RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
12. THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT.
13. CIVIL ENGINEER SHALL COORDINATE WITH PROJECT ARBORIST TO DETERMINE LOCATIONS OF SEWER PIPES AND LIMITS OF PAVEMENT NEAR TREES.
14. ALL TRENCHES IN THE CITY'S RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B AND ST-16.
15. ALL CONCRETE WORK IN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAIL G-3.
16. PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL EXISTING PRIVATE STRUCTURES, IMPROVEMENTS AND LANDSCAPING (IF ANY) LOCATED IN THE CITY'S RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE.
17. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. APPLY TO ENGINEERING DIVISION AT (650) 330-6740 AT LEAST ONE WEEK IN ADVANCE OF STARTING WORK. DRAWINGS, TRAFFIC CONTROL PLAN AND INSURANCE SHALL BE INCLUDED IN APPLICATION PACKET. CALL 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR OPEN TRENCH, BACKFILL, COMPACTION, FORMING AND FINAL PAVING.
18. ALL ON-SITE DRAINAGE MUST BE INSPECTED BY ENGINEERING INSPECTOR. CALL (650) 330-6740 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
19. PRIOR TO APPROVAL OF FOUNDATION INSPECTION, A LICENSED SURVEYOR SHALL VERIFY FOUNDATION LOCATION BY SUBMITTING A SIGNED, STAMPED STATEMENT. (TEMPLATE IS AVAILABLE ON CITY WEBSITE.)
20. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER 1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC)
21. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY.
22. ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
23. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
24. CLEANOUTS SHALL BE PROVIDED AT EVERY 100 FEET OF DEVELOPED DRAINAGE LINES AND AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

IMPERVIOUS AREA CALCULATIONS:

PRE DEVELOPMENT IMPERVIOUS AREA =	3,481 S.F.
POST DEVELOPMENT IMPERVIOUS AREA =	6,900 S.F.
INCREASE IN IMPERVIOUS AREA = (DETENTION PROVIDED)	3,419 S.F.

LEGEND

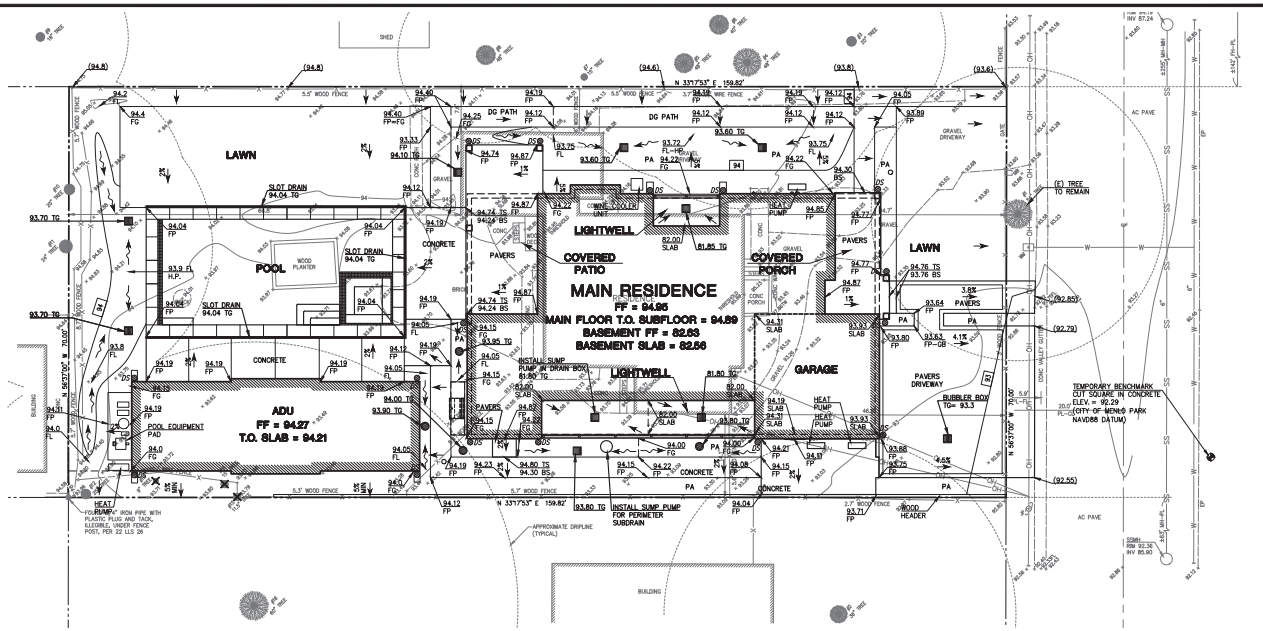
——·——·——	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BFP	BACKFLOW PREVENTER
BS	BOTTOM OF STEP
℄	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DS ●	DOWNSPOUT
DS ▣	DOWNSPOUT WITH CONCRETE SPLASHBLOCK
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVE
GM	GAS METER
HP	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
PA	PLANTING AREA
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER
● 12" TREE	TREE WITH SIZE & ARBORIST NUMBER
X 12" TREE	EXISTING TREE TO BE REMOVED
—X—X—	FENCE
—E—	ELECTRIC LINE
—G—	GAS LINE
—JT—	JOINT TRENCH LINE
—OH—	OVERHEAD LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
—FM—	FORCEMAIN LINE
→	SURFACE RUNOFF DIRECTION
~→	VEGETATED SWALE
●■	NEW DRAIN INLET

GRAPHIC SCALE

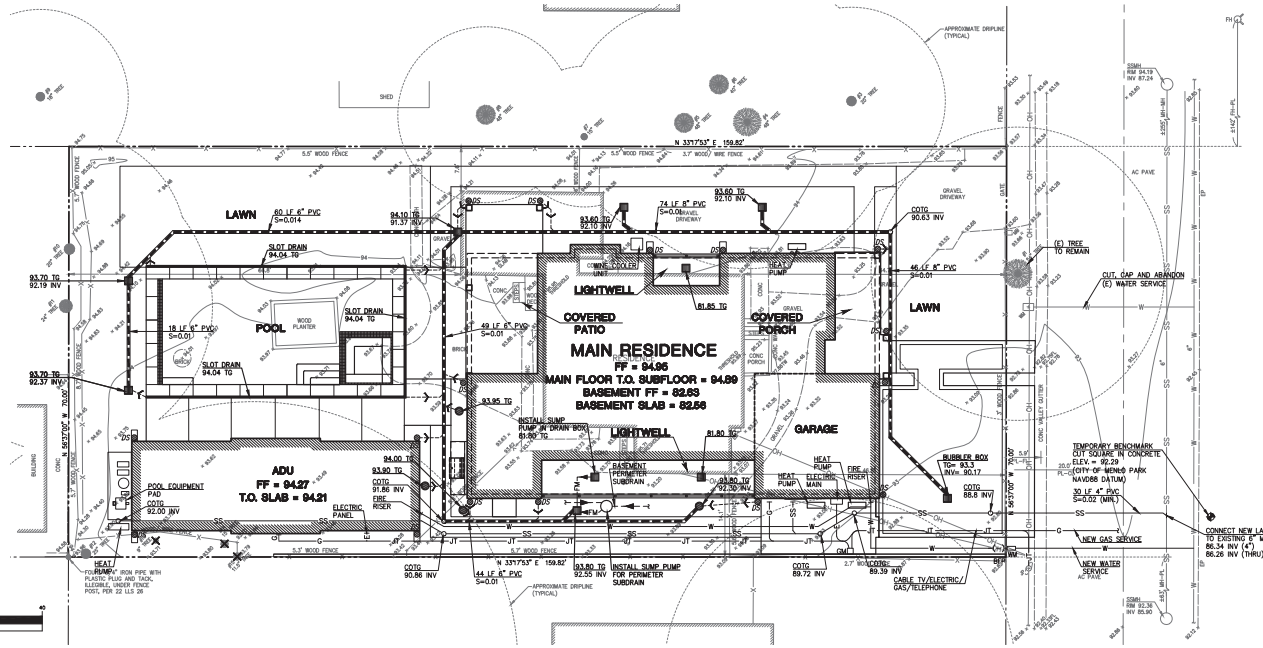
10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



GRADING AND DRAINAGE PLAN:



UTILITY PLAN:

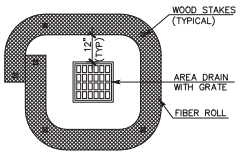
REC	DESCRIPTION	BY:	DATE:
---	PLANNING COMMENTS REV 3	VPG	07/22/24
---	PLANNING COMMENTS	VPG	04/15/24

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
WILLIAM YOUNG

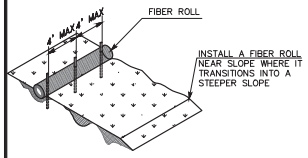
PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
595 HOBART STREET
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK/AAP
DESIGNED BY:	DJK/VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04/15/24
DRAWING NO.	5516-GRAD
SHEET	C-2
	2 OF 4



A DRAIN INLET PROTECTION DETAIL

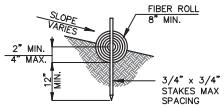
SCALE: NOT TO SCALE



TYPICAL FIBER ROLL INSTALLATION

N.T.S.

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

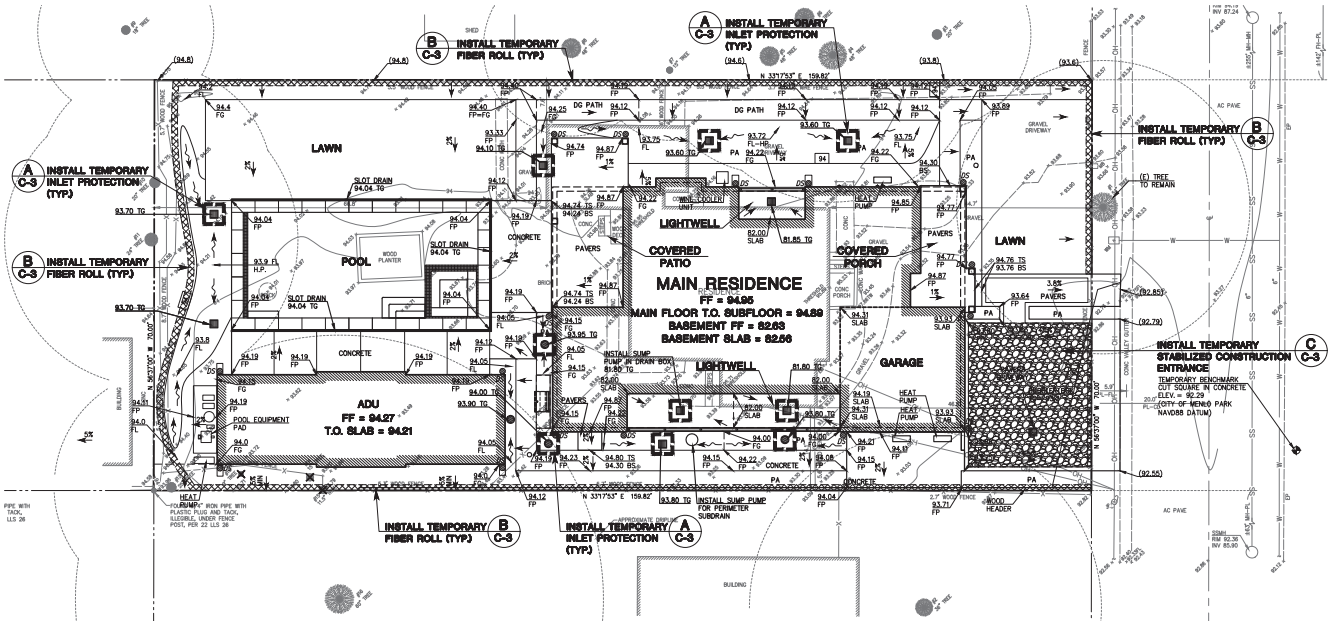


ENTRENCHMENT DETAIL

N.T.S.

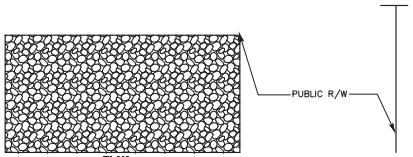
B FIBER ROLL DETAIL

SCALE: NOT TO SCALE



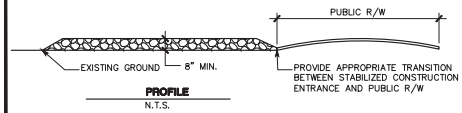
DESIGN AND CONSTRUCTION SPECIFICATIONS:

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.



PLAN

N.T.S.



PROFILE

N.T.S.

C STABILIZED CONSTRUCTION ENTRANCE (CITY STANDARD DETAIL CG-16)

SCALE: NOT TO SCALE

EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES AND TO COMPLY WITH PROVISIONS OF THE STATE WATER BOARD MUNICIPAL REGIONAL NPDES PERMIT.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS– OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE CONSTRUCTION PERIOD, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 30 UNLESS AUTHORIZED BY THE CITY ENGINEER.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT NO SEDIMENT–LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

INSPECTION AND MAINTENANCE NOTES:

A. STABILIZED CONSTRUCTION ENTRANCE:
   1. INSPECT ROUTINELY FOR DAMAGE AND REPAIR AS NEEDED.
   2. REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
   3. SERVICE SEDIMENT TRAPPING DEVICES REGULARLY.

B. FIBER ROLLS:
   1. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.
   2. INSPECT FIBER ROLLS WHEN RAIN IS IN FORECAST, FOLLOWING RAIN EVENTS, AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
   3. IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOT EXCESSIVELY SOILED, ROLLS MAY BE REMOVED, REPLACED AND REUSED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REC	DESCRIPTION	BY:	DATE:
---	PLANNING COMMENTS REV 3	VPG	07/22/24

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
WILLIAM YOUNG

EROSION AND SEDIMENTATION CONTROL PLAN
595 HOBART STREET
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK/AAP
DESIGNED BY:	DJK/VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04/15/24
DRAWING NO.	5516-EROS
SHEET	C-3
	3 OF 4

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If saw-cut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



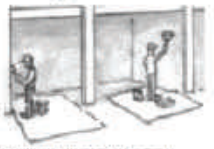
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

REV.	DESCRIPTION	BY:	DATE:

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
WILLIAM YOUNG

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
595 HOBART STREET
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK/AAP
DESIGNED BY:	DJK/VPG
CHECKED BY:	DGM
SCALE:	NONE
DATE:	04/15/24
DRAWING NO.	5516-CBMPP
SHEET	C-4
	3 OF 4

Project Description Letter

Date: March 4, 2024

To: Fahteen Khan, City of Menlo Park Planning Department

From: Mark Godby

RE: 595 Hobart Street, Menlo Park, CA

Our Purpose: To seek a use permit approval for a new two-story shingle-style residence with a basement and attached two-car garage, as well as a detached compliant ADU. The parcel at 595 Hobart Street is of substandard lot width in the R-1-S, single family suburban residential district. The custom home and ADU follow all city guidelines. Proposed main house building height is 27'-9 3/4", under the 28' height limit; proposed main house floor area is 3846.46 sq. ft., under the 3846.75 sq. ft. floor area limit. Proposed ADU height is 15'-10 3/8", under the 16' height limit, floor area is 747.5 sq. ft. under the 800 sq. ft. limit.

Scope of Work: To remove an existing one-story single-family bungalow style residence and attached one-car garage, then build a new two-story single-family residence with an attached two-car garage, a basement and light wells as well as a detached, compliant ADU at the left rear of the property. A new pool with a spa is proposed in the rear yard.

The proposed floor areas, building coverages, heights, setbacks and daylight planes are all within or below what are allowed by the zoning ordinance.

Three heritage trees are proposed to be removed. They are Tree #13, a 11.5" coast live oak, valued at $940; Tree #14, a 14.7" coast live oak, valued at $1,600; Tree #15, a 10.8" coast live oak, valued at $880. Total removed tree value is $3,420. The project arborist recommends (1) 48" box size White Oak as replacement, valued at $5,000. In addition, the landscape architect recommends (2) 36" box Acer Rubrum (red maple), (3) 36" box Laurus Nobilis (Saratoga Laurel) and (53) English Laurel shrubs in 24" box size for further screening.

Architectural Style: The proposed home is in the Coastal Shingle style, designed to complement the neighborhood. The standing seam metal roofs along with semi-transparent stained western red cedar shingle siding and painted wood trims provide texture and shadow lines, breaking up the messing, natural stone porch floors and brick veneered chimneys add to the warmth of the material palette.Lower floor roofs including cover for a deep front porch, lead

to stepped back upper floors, softening the massing of the home. Gable and shed roofs add to interest and depth. The detached ADU is simpatico in style.

Typical Exterior Finish Materials: We are proposing to use a standing seam metal panel roof system by Custom-Bilt in pre-weathered galvalume for the upper and lower roof. A semi-transparent stained western red cedar shingle siding with 6” exposure in color silver stone as the house body. Metal gutter, rainwater leader and decorative chimney shroud to match standing seam roof color. Aluminum railing, wood decorative trims and columns are painted in white. A 2x6 wood window casing with a deep wood window sill and 2x lintel, painted in white to frame the white aluminum clad Anderson-E Series double pane casement window and French swing doors, gliding patio doors. Windows and doors in the house will have ⅞” wide simulated divided lites. These FDL bars simulated true divided lights with wood interior and aluminum exterior grids and a spacer bar between the glass panes. A custom wood carriage house overhead garage door is proposed with x6 casing and x8 lintel painted in white to make the house look sharp. Tempered glass pane in the overhead garage door is used to bring natural light to the attached two car garage door. Painted wood front pivot door to match standing seam roof color to bring some contrast to the house front, adds curb appeal. Another nice feature is painted brick veneer at the chimney for some texture and warmth.

Site Planning: The home is designed to be narrow, resulting in more space toward the right side and neighboring trees. The garage is limited to two-cars and is front-loaded to minimize driveway area and neighbor impact. The front and rear covered porches soften the transitions between indoor and outdoor living spaces. The ADU is placed at the left rear of the property, where it is at a lower elevation and screened from view by the rear neighbor’s garage. The upper floor is narrow, leaving extra clearance to the daylight plane.

Initial Outreach: We hosted an on-site meeting and shared plans with neighbors. We sent an invitation to 65 neighbors. Two sets of neighbors attended, including the adjacent rear and right side neighbors. We much appreciated their positive response to our design.

Respectfully Submitted

Mark Godby

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
595 Hobart Street	PLN2024-00013	Hong Wei	J. Robert Taylor

PROJECT CONDITIONS:

1. The use permit and architectural control permit shall be subject to the following ***standard conditions*****:**

    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 12, 2025) for the use permit to remain in effect.

    b. Development of the project shall be substantially in conformance with the plans prepared by Atherton Builders consisting of 25 plan sheets, dated received July 29, 2024 and approved by the Planning Commission on August 12, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advanced Tree Care, dated July 22, 2024.

    i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

    j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

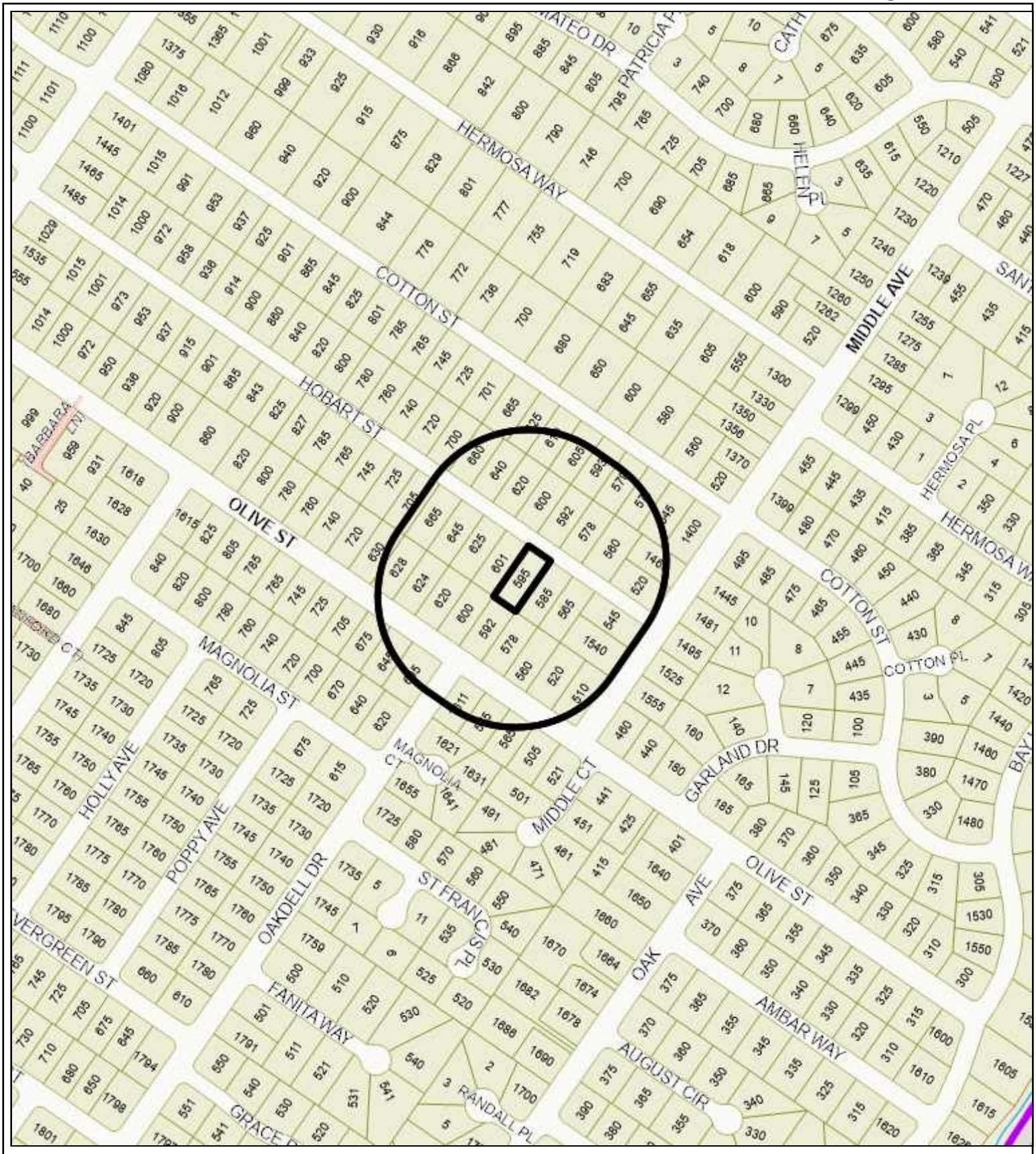
LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
595 Hobart Street	PLN2024-00013	Hong Wei	J. Robert Taylor

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit and architectural control permit shall be subject to the following ***project-specific*** conditions:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the removal and replacement of the asphalt parking strip and three foot concrete valley gutter along the entire project frontage subject to review and approval by the Engineering Division.
b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the shrubs in the front 20-feet setback will be maintained at a height no more than four-feet, subject to review and approval by the City Arborist and Planning Division.



City of Menlo Park

Location Map
595 Hobart Street

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 8/12/2024 | Sheet: 1

ATTACHMENT C

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	11,187 sf	11,187.0 sf	10,000 sf min.
Lot width	70.0 ft.	70.0 ft.	80 ft. min.
Lot depth	159.8 ft.	159.8 ft.	100 ft. min.
Setbacks			
Front	20.0 ft. (Main House) 99.9 ft. (ADU)	44.7 ft.	20 ft. min.
Rear	67.8 ft. (Main House) 10.8 ft. (ADU)	66.8 ft.	20 ft. min. 4 ft. min.
Side (left)	10.0 ft. (Main House) 4.0 ft. (ADU)	14.1 ft.	10 ft. min. 4 ft. min.
Side (right)	16.8 ft. (Main House) 4.0 ft. (ADU)	7.6 ft.	10 ft. min. 4 ft. min.
Building coverage	3,545.1 sf * 31.7 % *	1,506 sf 13.5 %	3,915.5 sf max. 35 % max.
FAL (Floor Area Limit)	4,593.9 sf *	1,470.7 sf	3,846.8 sf max.
Square footage by floor	2,509.6 sf/basement 1,737.4 sf/1st 1,666.7 sf/2nd 442.3 sf/garage 747.5 sf/ADU 529.7 sf/porches	1,029.5 sf/1st 333 sf/garage 108.2 sf/areas over 17' 35.3 sf/porches	
Square footage of buildings	7,633.2 sf	1,506 sf	
Building height	27.8 ft.	20.5 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees					
Heritage trees 16**		Non-Heritage trees	0	New Trees	6
Heritage trees proposed for removal	3***	Non-Heritage trees proposed for removal	0	Total Number of Trees	19

* Floor area and building coverage for the proposed project includes the 747.5 square ADU.
**11 heritage neighboring trees and one street tree.
*** Three heritage trees are proposed for removal that are adjacent to the proposed ADU. Trees proposed for removal for the purposes of constructing an ADU is permissible and not subject to discretionary review.

Advanced Tree Care
965 East San Carlos Ave, San Carlos

595 Hobart St., Menlo Park
July 22, 2024

William Young
595 Hobart St
Menlo Park, CA 94025

Site: 595 Hobart St., Menlo Park

Dear William,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is planned, prompting the need for this tree protection report.

Method:
Menlo Park regulates the following trees:

1. Any tree other than oaks has a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more, measured at 54 inches above natural grade
2. Any oak tree native to California has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade
3. A tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit

The City of Menlo Park requests that the tree protection plan contains all trees with a trunk diameter greater than 6 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

Photos and Appraised Values of the trees can be found in the Addendum at the end of the report

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood *Sequoia sempervirens*	54.2”	90/30	70/70/50	Good health and condition, utilities, Street tree, **Regulated**
2	Deodar cedar *Cedrus deodara*	36”est	50/40	60/50/50	Fair health and condition, neighbor’s tree, **Regulated**
3	Douglas fir *Pseudotsuga menziesii*	20”est	60/25	70/60/50	Good health, fair condition, significant lean, neighbor’s tree, **Regulated**
4	Coastal redwood *Sequoia sempervirens*	48”est	90/30	70/60/60	Good health and condition, neighbor’s tree, **Regulated**
5	Coastal redwood *Sequoia sempervirens*	48”est	90/30	70/60/60	Good health and condition, neighbor’s tree, **Regulated**
6	Coastal redwood *Sequoia sempervirens*	40”est	90/30	70/60/60	Good health and condition, neighbors tree, codominant at 12’, **Regulated**
7	Incense cedar *Calocedrus decurrens*	15”est	50/12	60/40/40	Fair health and condition, significant lean, neighbor’s tree, **Regulated**
8	Coastal redwood *Sequoia sempervirens*	48”est	90/40	70/55/50	Good health, fair condition, codominant at 2’, neighbors, **Regulated**
9	Coastal redwood *Sequoia sempervirens*	18”est	40/15	70/50/50	Good health, fair condition, codominant at 2’, neighbor’s tree **Regulated**
10	Coast live oak *Quercus agrifolia*	20”est	50/30	70/60/60	Good health and condition, leaning, neighbor’s tree, **Regulated**
11	Coast live oak *Quercus agrifolia*	24”est	50/30	70/60/60	Good health and condition, neighbor’s tree, **Regulated**
12	Coast live oak *Quercus agrifolia*	24.6”	40/40	50/30/40	Fair health and condition **Regulated**
13	Coast live oak *Quercus agrifolia*	11.5”	30/15	60/30/30	Good health, poor condition, leaning **Regulated**
14	Coast live oak *Quercus agrifolia*	11.5”	30/15	60/40/30	Good health, poor condition, leaning **Regulated**
15	Coast live oak *Quercus agrifolia*	10.8”	30/10	60/40/30	Good health, poor condition, suppressed, **Regulated**
16	Coastal redwood *Sequoia sempervirens*	60”est	100/40	70/60/60	Good health and condition, neighbor’s tree, **Regulated**

Tree Disposition and Summary:

The trees on the site are a variety of natives and non-natives in varying health and condition.

There are 16 Regulated trees on this and adjacent properties that may be impacted by construction.

Tree # 1 is a Street tree that has been requested for removal. See Addendum. The application has been denied and the tree will be protected during construction.

Tree # 2 is a deodar cedar on the neighbor's property that should be protected during construction.

Tree #s 3, 4, 5, 6, 7, 8, 9, 10, 11 and 16 are Regulated trees on neighbor's properties that should be protected during construction.

Tree # 12 is a coast live oak in fair health and condition that should be protected during construction,

Tree # 13 is a coast live oak in good health but poor condition. The tree has a significant lean due to being suppressed by an adjacent tree. This tree has been requested for removal. See Addendum.

Tree # 14 is a coast live oak in good health but poor condition. The tree has a significant lean due to being suppressed by an adjacent tree. This tree has been requested for removal. See Addendum.

Tree # 15 is a coast live oak in good health but poor condition. The tree has been suppressed by adjacent trees. This tree has been requested for removal. See Addendum.

Appraised Values of Regulated Trees to be protected during construction

Tree #1	$30,500.00	Street tree, Request removal, Permit declined
Tree #2	$23,300.00	Neighbor's tree
Tree #3	$3,720.00	Neighbor's tree
Tree #4	$28,500.00	Neighbor's tree
Tree #5	$28,500.00	Neighbor's tree
Tree #6	$19,800.00	Neighbor's tree
Tree #7	$2,250.00	Neighbor's tree
Tree #8	$36,300.00	Neighbor's tree
Tree #9	$3,190.00	Neighbor's tree
Tree #10	$7,100.00	Neighbor's tree
Tree #11	$10,300.00	Neighbor's tree
Tree #12	$5,800.00	Neighbor's tree
Tree #13	$880.00	Approved for removal
Tree #14	$1,600.00	Approved for removal
Tree #15	$940.00	Approved for removal
Tree #16	$51,500.00	Neighbor's tree

See addendum for table of appraised values and calculations.

Total value of all trees on this property $33,920.00

Total value of trees approved for removal $3,420.00

Total value of all trees on neighbor's property $220,260.00

Total value of all trees that may be impacted by construction $250,760.00

Tree Protection Plan

The fencing should be posted with signs saying "TREE PROTECTION FENCE-DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM THE CITY" See Addendum for signage.

The City requires fencing to be installed before any equipment comes on site and inspected by the Project Arborist who shall submit a letter of verification to the City before issuance of permits.

The letter shall include photos of tree protection installed to specification. It is required that the Project Arborist provide periodic inspections during construction. Four-week intervals would be sufficient to assess and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

Tree protection fencing is to be inspected by the City Arborist before demo and/or building permit issuance.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

Any development-related work recommended by the Project Arborist must be supervised by the Project Arborist and written up with a follow up letter documenting the mitigation has been completed to specification.

Any tree on-site protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of the construction.

A final inspection of the trees at the end of the project is required by the City Arborist prior to removal of the tree protection fencing.

Drawings Reviewed: Atherton Builders, A1.04, A1.05 revised April 24
Macleod and Associates C1 and C2, Dated 7/22/24

Tree Protection fencing and details on development within the TPZ.

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on $1^1/_2$" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 45 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)]. This can be reduced to edge of proposed driveway, shown as a thick red line. To protect the tree from construction traffic, the trunk should be wrapped with Type III tree protection as outlined and illustrated in image 2.15-4[(6)].

An exploratory trench was excavated to a depth of 3 feet in the location for the proposed edge of basement. No roots greater than 2" in diameter were found in the excavation. See Addendum.

Shoring will be installed at 18'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 15 % of the TPZ will be impacted and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

The driveway and pathway within the 10x TPZ should be constructed with permeable pavers. Excavation and preparation for the proposed driveway within the TPZ should be with hand tools only. No roots greater than 2" in diameter should be cut. Compaction within the TPZ should be kept to a minimum. Stability of the excavation beneath the driveway with minimal compaction can be achieved with Typar biaxial geogrid such as BODPAVE 85. If excavation for the driveway is restricted to a maximum of 8" below grade within the TPZ, the root impact on the root zone can be minimized to less than 10%.

A shallow gravel basin for drainage is planned beneath the driveway. The basin has a surface area of 100 sq feet and will not impact the health of the tree. Excavation for the basin should be done under arborist supervision, with hand tools and no roots greater than 2" should be cut. Any larger roots below 8" below grade should run through the gravel basin and worked around.

The proposed water and sewer line should be hand dug within the TPZ under arborist supervision

Tree # 2: TPZ should be at 30 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] .

Shoring will be installed at 23'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 10 % of the TPZ will be impacted and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed water and sewer line will run between the stitch piers and the basement wall. There will be no further impact from the utility trench.

Tree # 3: TPZ should be at 16 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 4: TPZ should be at 40 feet radius from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Shoring will be installed at 15'8" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 25 % of the TPZ will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [7] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 5: TPZ should be at 40 feet radius from the trunk of the tree where in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)].

Shoring will be installed at 15'6" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 25 % of the TPZ will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [(7)] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 6: TPZ should be at 33 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] .

Shoring will be installed at 22' from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring. Less than 15 % of the TPZ will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [(7)] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage.

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 7: TPZ should be at 12.5 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

A DG pathway will pass through the TPZ of this tree. Currently there is an existing gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 8: TPZ should be at 40 feet radius from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6].

Shoring will be installed at 17'6" from the trunk of the tree to prevent over dig. The fencing should be placed at outside edge of the shoring and edge of pool construction. Less than 25 % of the TPZ

will be impacted. The fencing will be located at edge of dripline of the tree along the existing driveway. Coastal redwoods have a high relative tolerance to construction [7] and there will be no effect on the health or stability of the tree.

If machinery is to be tracked through the exposed TPZ, a buffer zone of plywood laid over 4" of wood chip should be placed to prevent compaction of the root zone.

Any roots encountered in the excavation within the TPZ should be cut cleanly with hand saw or pruners.

The proposed drainage will run between the stitch piers and the basement wall. There will be no further impact from the drainage. Once the drainage extends beyond the stitch piers to the rear of the property, the excavation should be dug with hand tools only. No roots greater than 2" in diameter should be cut. The trench will be at approximately 25 feet from the tree. There will be no impact on the health or stability of the tree.

A DG pathway will pass through the TPZ of this tree. Currently there is a car port and gravel driveway in the location of the pathway. The new pathway will not further impact the health or condition of the tree.

Tree # 9: TPZ should be at 15 feet radius from the trunk of the tree where in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. There will be no impacts affecting this tree.

Tree # 10: TPZ should be at 16.5 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] .

This can be reduced to edge of pool construction at 14 feet from the trunk of the tree without ill effect on the health or condition of the tree.

The proposed drainage will run approximately 8 feet from the trunk of this tree. The trench should be hand dug and no roots greater than 2" in diameter should be cut. Less than 5% of the root zone will be impacted.

Tree # 11: TPZ should be at 14 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)].

This can be reduced to edge of pool construction at 14 feet from the trunk of the tree without ill effect on the health or condition of the tree. Less than 10% of the root zone will be impacted.

The proposed drainage will run approximately 8 feet from the trunk of this tree. The trench should be hand dug and no roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.

Tree # 12: TPZ should be at 20 feet radius from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)].

Excavation for the ADU within the TPZ should be done with hand tools only. No roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.

Tree # 16: TPZ should be at 50 feet radius from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)].

Excavation for the ADU within the TPZ should be done with hand tools only. No roots greater than 2" in diameter should be cut. Less than 15% of the root zone will be impacted.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.



IMAGE 2.15-4
Trunk Wrap Protection

• Type III Tree Protection
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (*see Image 2.15-4*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel**. No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.[2]

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.[2]

5. **Do Not**:.[4]

a. Allow run off or spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
d. Allow fires under any adjacent trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain or rope to trees or shrubs.
g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.[4]

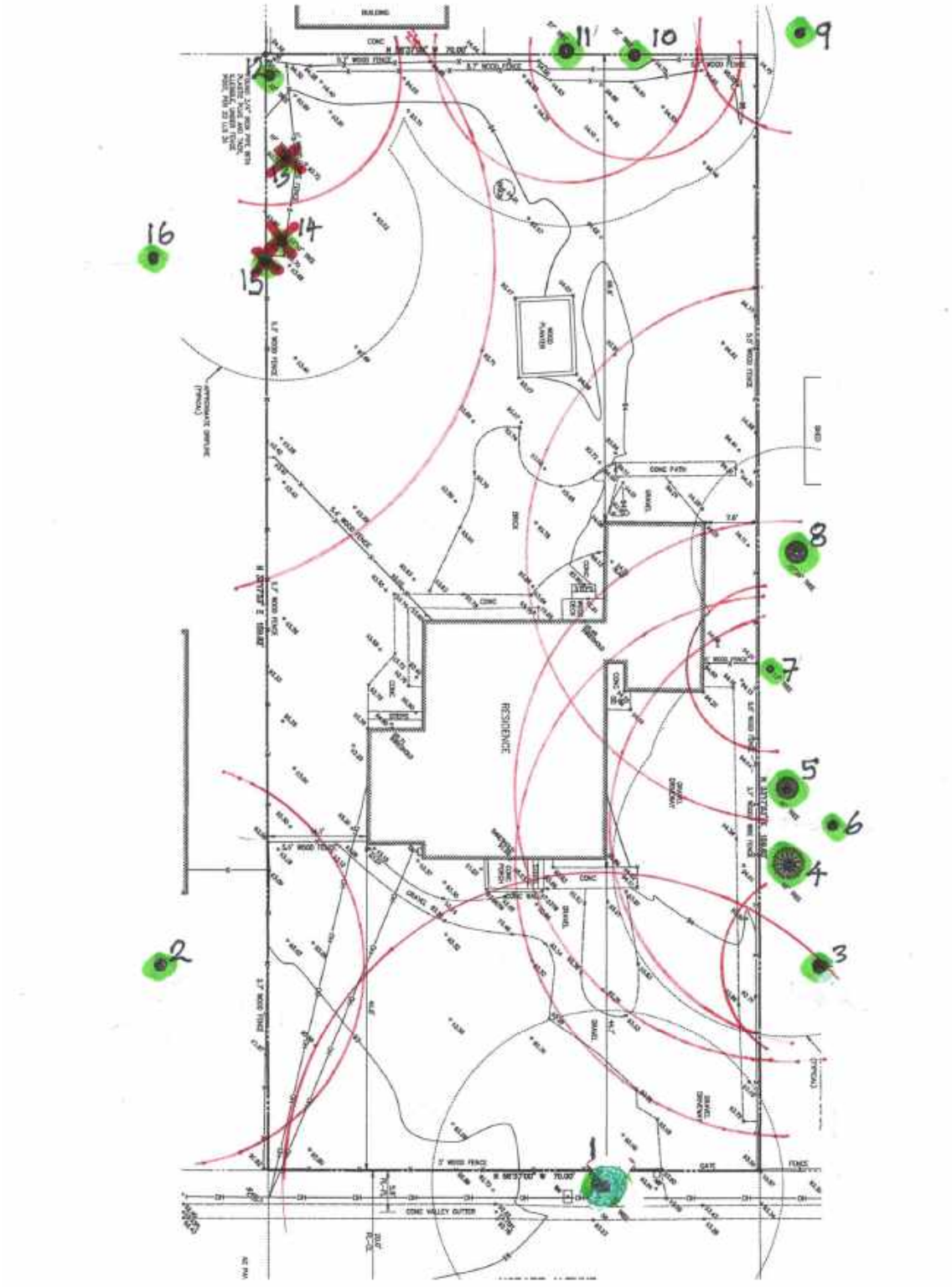
7. Route pipes into alternate locations to avoid conflict with roots.[4]

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.[4]

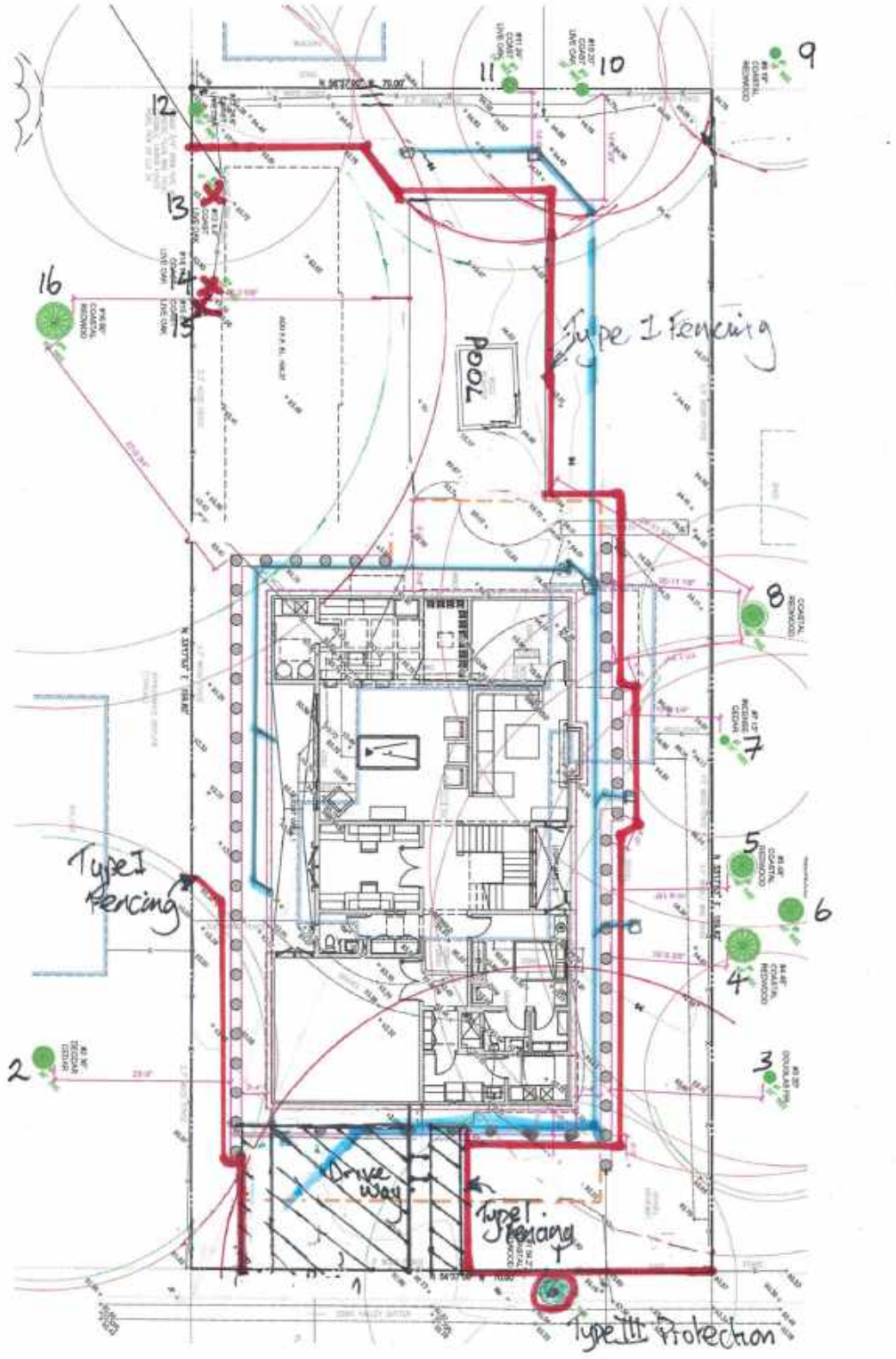
9. Compaction of the soil within the dripline shall be kept to a minimum.[2] If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

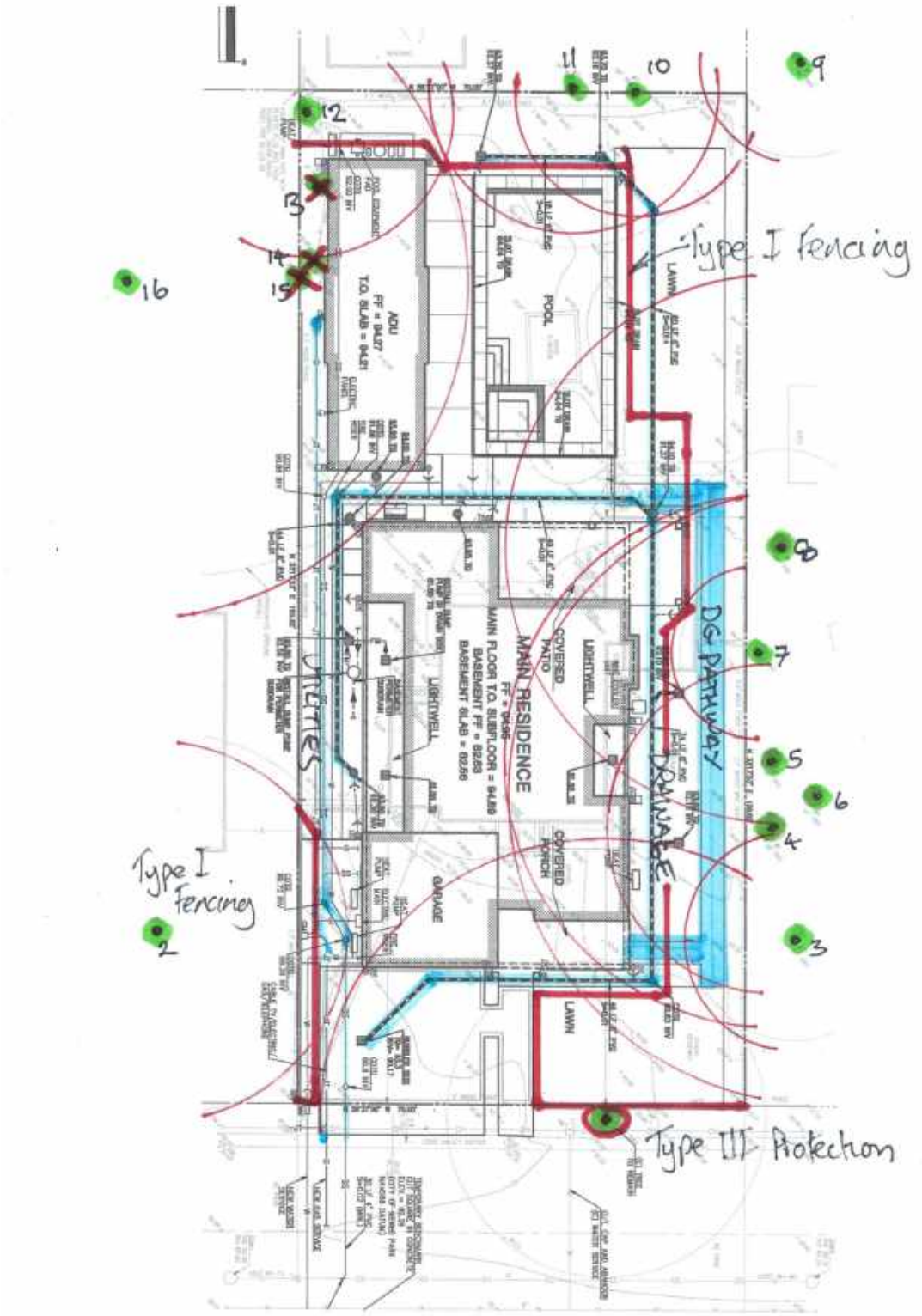
11. Ensure upon completion of the project that the original ground level is restored



Location of existing house, Regulated trees and their Tree Protection Zones and proposed tree removal



Location of proposed new construction, shoring, Regulated trees and their Tree Protection Zones and proposed tree removals



Location of proposed new construction, drainage and utilities, Regulated trees and their Tree Protection Zones

Glossary

Canopy	The part of the crown composed of leaves and small twigs.[2]
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow.[1]
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin[1]
Dripline	The width of the crown as measured by the lateral extent of the foliage.[1]
Genus	A classification of plants showing similar characteristics.
Root plate	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture,1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

(7) Matheny, Clark, Trees and Development. International Society of Arboriculture, 1998

Certification of Performance [3]

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 7/22/24

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Addendum

Appraised Values of Regulated Trees

Advanced Tree Care and Consulting Inc.

965 East San Carlos Ave, San Carlos, CA 94070 650 839 9539

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition, 2nd Printing* (2019)
"Functional Replacement Method / Trunk Formula Technique"
Address: 595 Hobart St, Menlo Park
Date: 9/18/25

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
1	Ss	34	0.7	0.7	0.5	67%	54.2	75%	50%	4	4.75	$250.00	$52.63	2306.05	$ 121,370.92	$ 30,494	**$30,500**
2	Cdeo	8	0.6	0.5	0.5	52%	36	90%	75%	3	3.8	$250.00	$65.79	1017.36	$ 66,931.58	$ 23,267	**$23,300**
3	Pmer	29	0.7	0.6	0.5	60%	20	50%	75%	4	4.75	$250.00	$52.63	314.00	$ 16,526.32	$ 3,718	**$3,720**
4	Ss	34	0.7	0.6	0.6	62%	48	65%	75%	4	4.75	$250.00	$52.63	1808.64	$ 95,191.58	$ 28,540	**$28,500**
5	Ss	34	0.7	0.6	0.6	62%	48	65%	75%	4	4.75	$250.00	$52.63	1808.64	$ 95,191.58	$ 28,540	**$28,500**
6	Ss	34	0.7	0.6	0.6	62%	40	65%	75%	4	4.75	$250.00	$52.63	1256.00	$ 66,105.26	$ 19,819	**$19,800**
7	Cdec	7	0.6	0.4	0.4	43%	15	60%	75%	3	3.8	$250.00	$65.79	176.63	$ 11,620.07	$ 2,248	**$2,250**
8	Ss	34	0.7	0.55	0.5	57%	48	90%	75%	4	4.75	$250.00	$52.63	1808.64	$ 95,191.58	$ 36,304	**$36,300**
9	Ss	34	0.7	0.5	0.5	53%	18	60%	75%	4	4.75	$250.00	$52.63	254.34	$ 13,386.32	$ 3,193	**$3,190**
10	Qag	30	0.7	0.6	0.6	62%	20	75%	75%	3	3.8	$250.00	$65.79	314.00	$ 20,657.89	$ 7,146	**$7,100**
11	Qag	30	0.7	0.6	0.6	62%	24	75%	75%	3	3.8	$250.00	$65.79	452.16	$ 29,747.37	$ 10,291	**$10,300**
12	Qag	30	0.5	0.3	0.4	35%	24	75%	75%	3	3.8	$250.00	$65.79	452.16	$ 29,747.37	$ 5,773	**$5,800**
13	Qag	30	0.6	0.3	0.3	35%	11.5	50%	75%	3	3.8	$250.00	$65.79	103.82	$ 6,830.02	$ 884	**$880**
14	Qag	30	0.6	0.4	0.3	42%	14	50%	75%	3	3.8	$250.00	$65.79	153.86	$ 10,122.37	$ 1,575	**$1,600**
15	Qag	30	0.6	0.4	0.3	42%	10.8	50%	75%	3	3.8	$250.00	$65.79	91.56	$ 6,023.84	$ 937	**$940**
16	Ss	34	0.7	0.6	0.6	62%	60	75%	75%	4	4.75	$250.00	$52.63	2826.00	$ 148,736.84	$ 51,454	**$51,500**
																	$254,180

Heritage tree removal application

Tree # 1---Permit Declined

Tree # 1 is a coastal redwood at the front of the property and a tree in the Public Right of Way

1	Coastal redwood *Sequoia sempervirens*	54.2”	90/30	70/70/50	Good health and condition, pruned by utilities, Street tree, **Regulated**

The tree is in good health and condition but has been heavily pruned by the utility company resulting in poor form since a large portion of the canopy from 25 feet up to 40 feet has been removed. The trunk of the tree is approximately one foot from the high voltage lines and the canopy stretches over the top of the power lines. The tree is not ideally located along the street and restricts development at the front of the property. There are 4 large redwoods and a Douglas fir on the neighbor’s property very close by that also impacting the buildable area. With this tree removed, the property would be more easily developed particularly for access to the property. On the opposite side of the property is a large cedar on the neighbor’s property that is also restricting any options for a suitable development. The tree clearly present a fire hazard with its proximity to the utilities, and consequently, I recommend that this tree be removed.

Tree # 13

Tree # 13 is a coast live oak at the rear of the property

13	Coast live oak *Quercus agrifolia*	11.5”	30/15	60/30/30	Good health, poor condition, leaning **Regulated**

The tree is in good health but poor condition. The tree has grown beneath the canopy of Tree # 15, a much larger oak, resulting in a leaning trunk and one-sided canopy. The tree has been requested removal for a proposed ADU.

Tree # 14

Tree # 14 is a coast live oak at the rear of the property

14	Coast live oak *Quercus agrifolia*	14.7”	30/15	60/40/30	Good health, poor condition, leaning **Regulated**

The tree is in good health but poor condition. The tree has grown beneath the canopy of Tree # 15, a much larger oak, resulting in a leaning trunk and one sided canopy. The tree is a small tree and has sprouted from an acorn beneath its parent tree. The future of the tree is limited and removal of this tree, although not critical to the development, will benefit the health and condition of Tree # 15.

I recommend that this tree be removed

Tree # 15

Tree # 15 is a coast live oak at the rear of the property

15	Coast live oak *Quercus agrifolia*	10.8”	30/10	60/40/30	Good health, poor condition, suppressed, **Regulated**

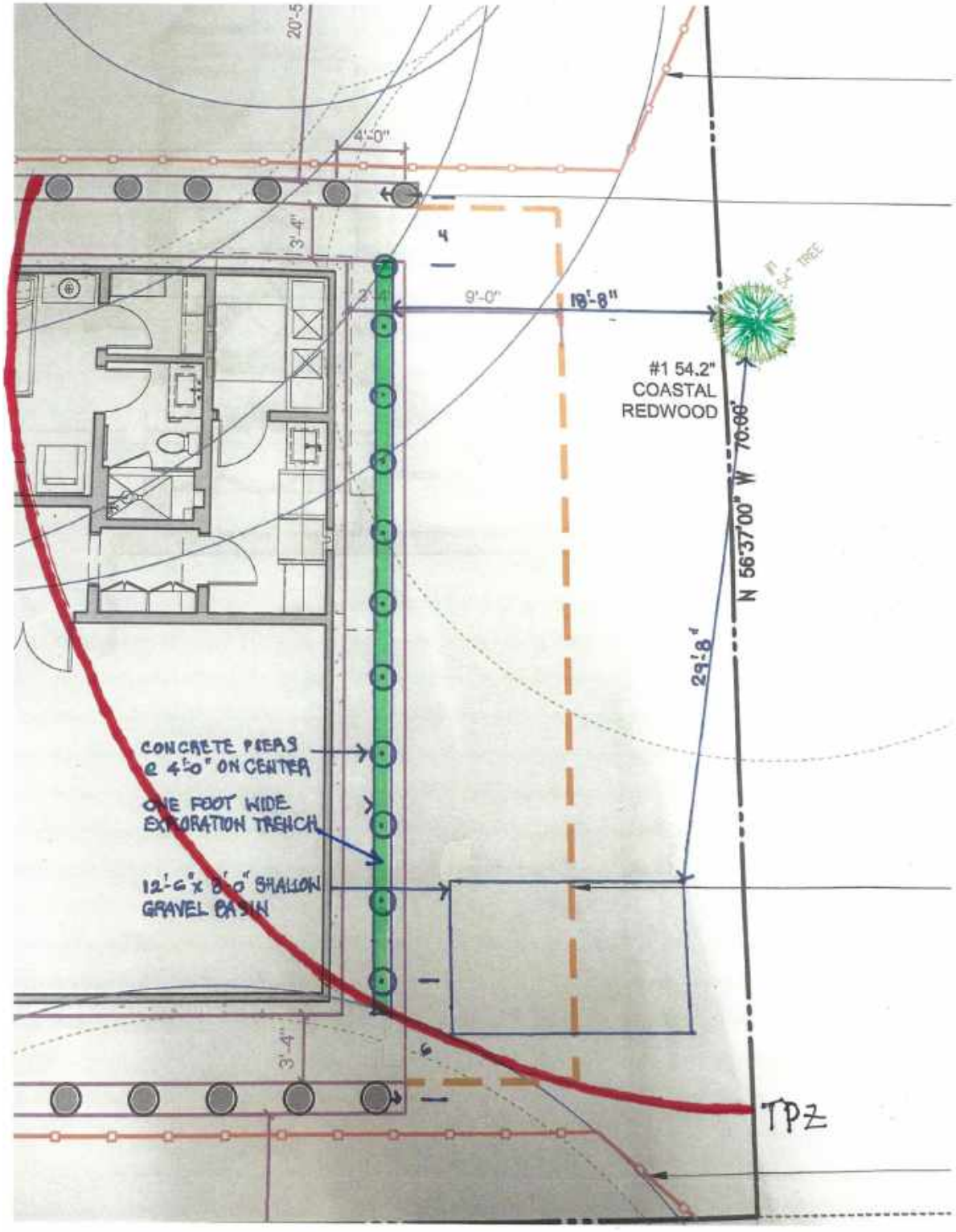
The tree is in good health but poor condition. The tree has grown beneath the canopy of Tree # 15, a much larger oak, resulting in a leaning trunk and one-sided canopy. The tree has been requested removal for a proposed ADU.

Exploratory trenching close to Tree # 1 at edge of proposed basement excavation

A trench was dug in the location of the proposed edge of excavation for the basement close to the tree. The trench was dug to a depth of 3 feet with hand tools and no roots were found. At its closest point the trench is 18 ½ feet from the face of the tree. See photo below. Location of trench and photo of the trench shown on the following pages.



Exploratory trench in front of Tree # 1



Location of Tree # 1, Exploratory trench and TPZ

TPZ Signs for fencing

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name:
Business:
Phone number:

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

Nombre:
Empresa:
Número de teléfono:

Photos of Trees

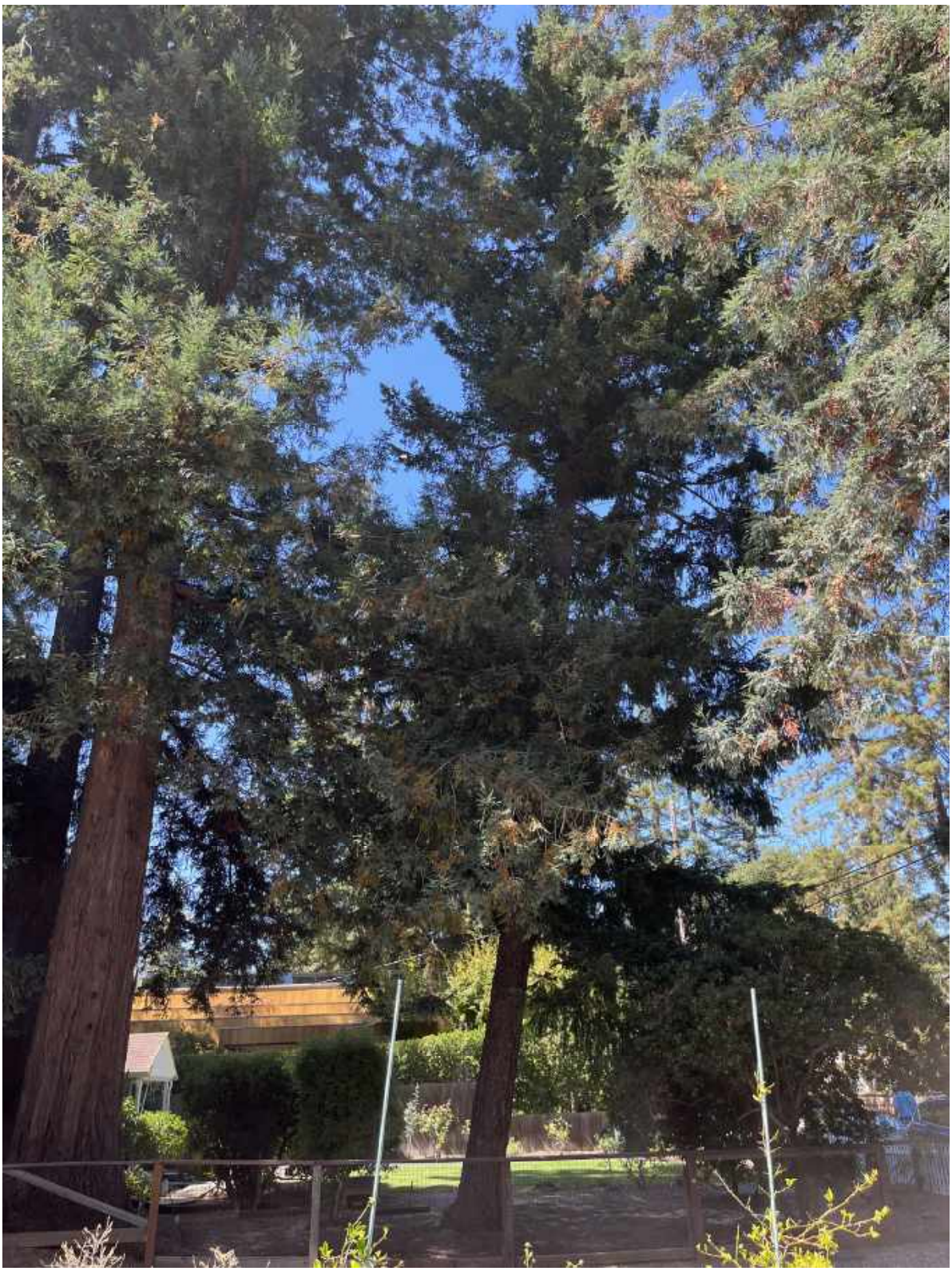


Tree # 1



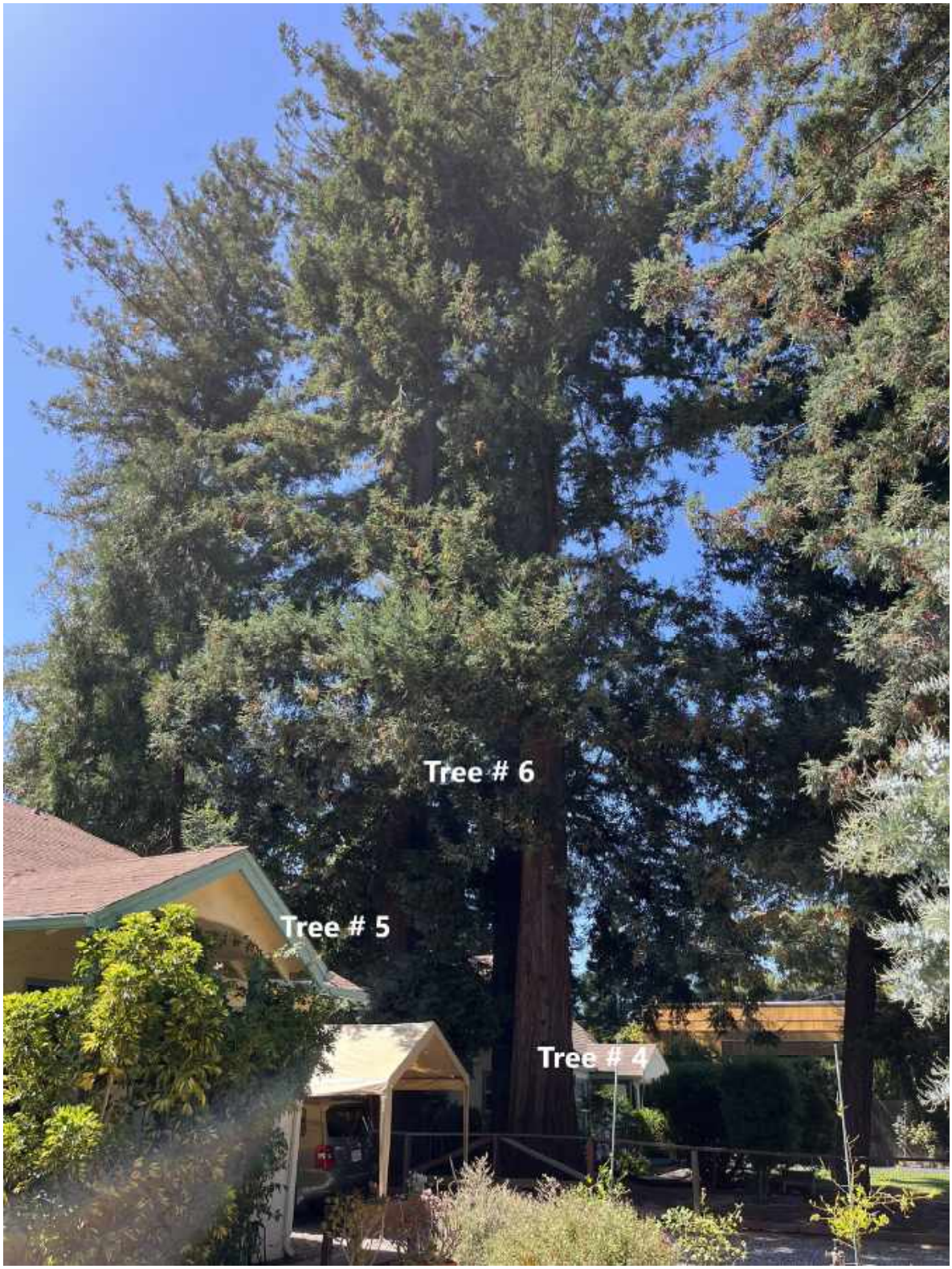
Tree # 2

D30

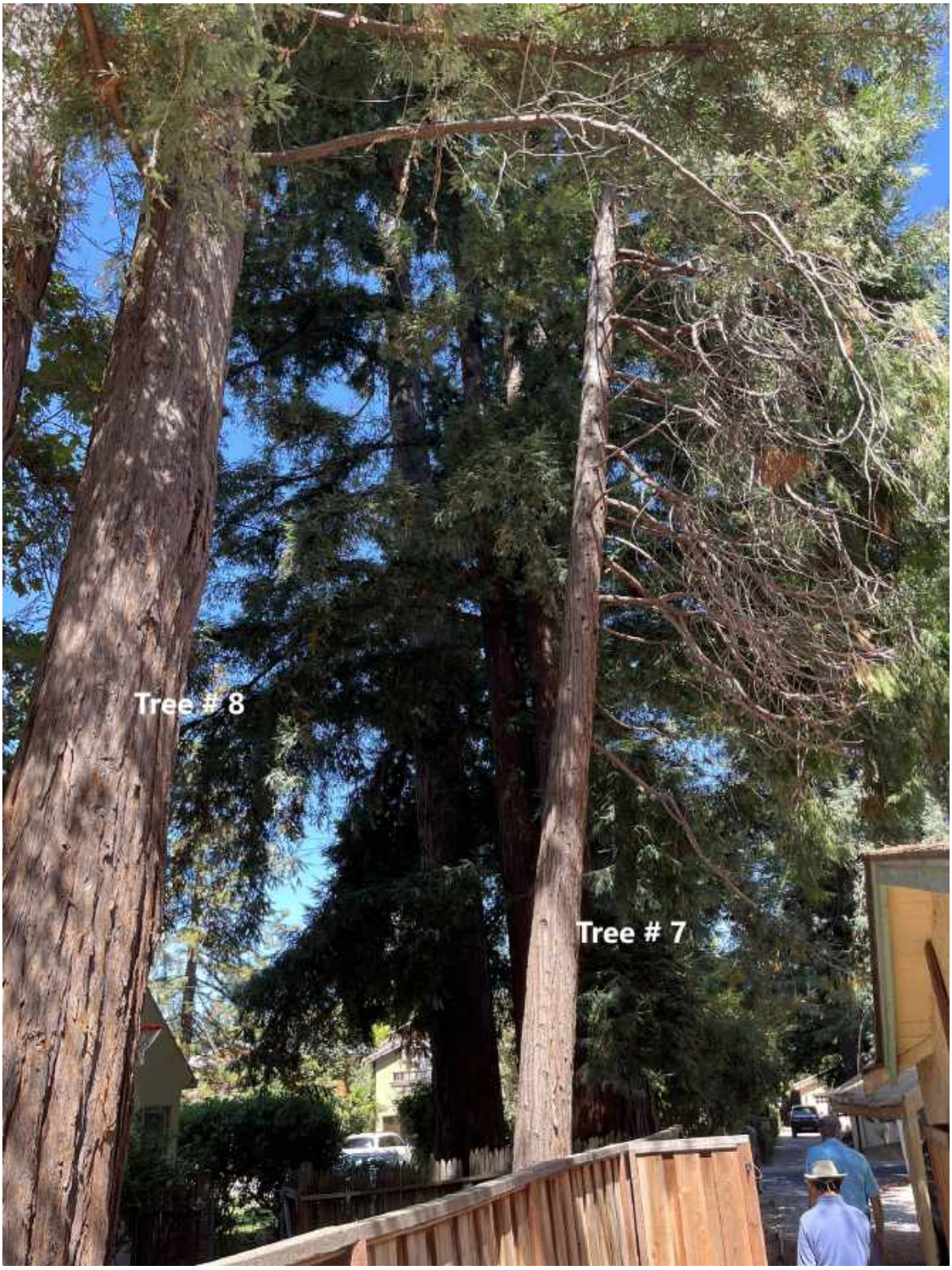


Tree # 3

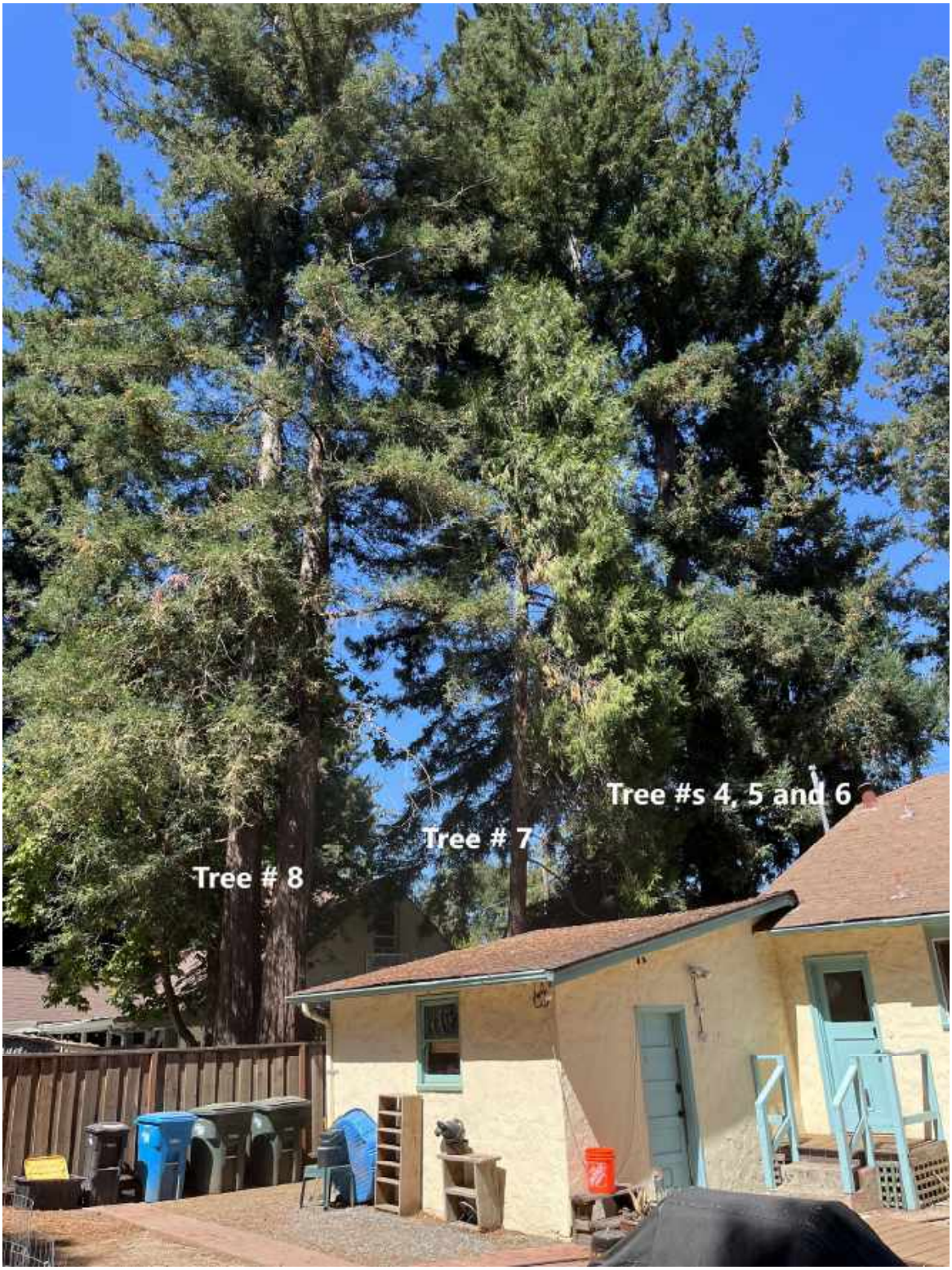
D31



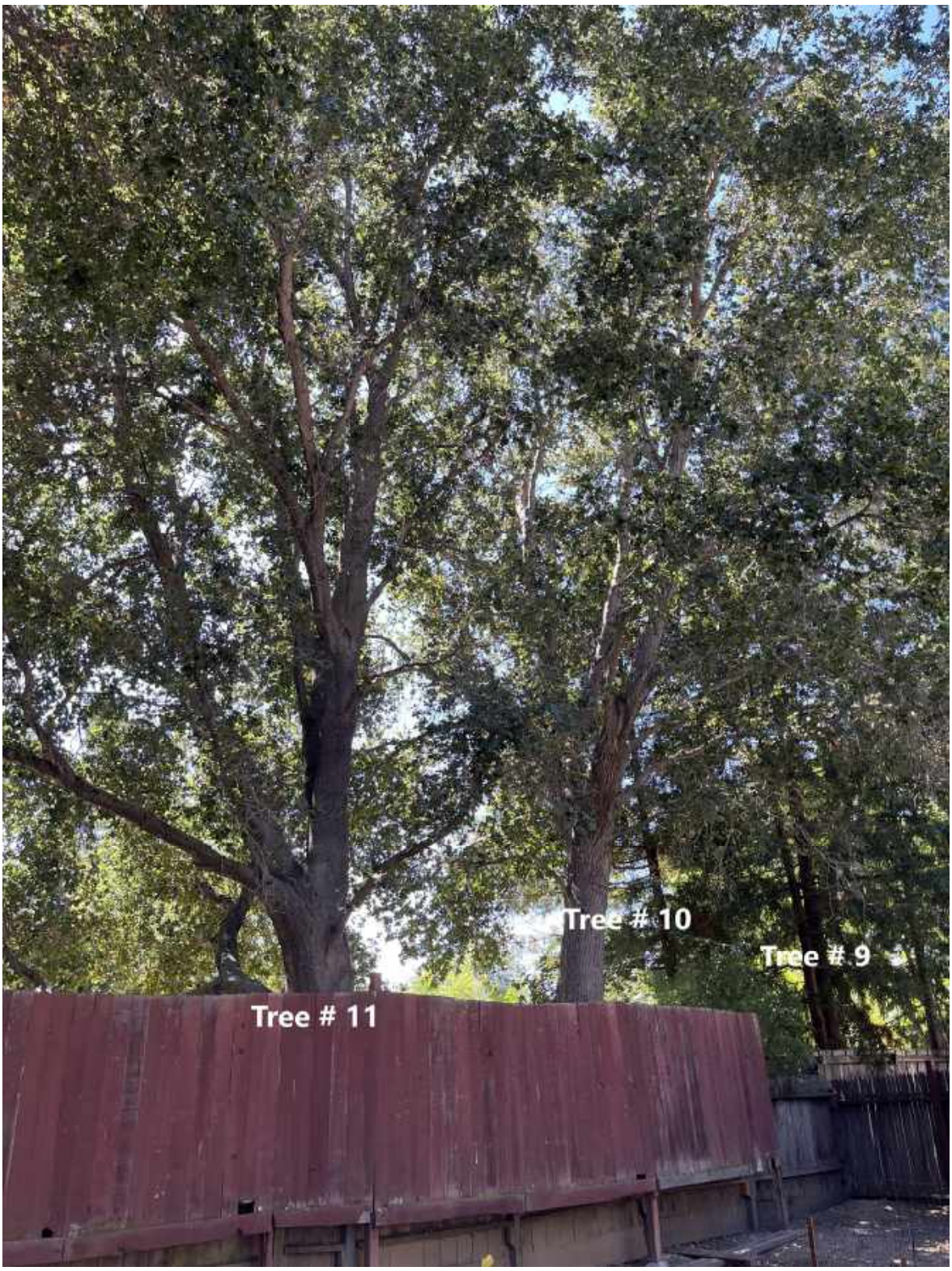
Tree #s 4, 5 and 6



Tree #s 7 and 8



Tree #s 4, 5, 6, 7 and 8



Tree #s 9, 10 and 11

D35



Tree #s 12, 13, 14 and 15



Tree # 16

D37

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **8/12/2024**
Staff Report Number: **24-035-PC**

Public Hearing: **Consider and adopt a resolution to demolish an existing two-story, single-family residence and detached accessory structure and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district at 805 Evergreen Street and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing two-story, single-family residence and accessory structure and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district at 805 Evergreen Street. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed project.

Background

Site location

The subject property is located at 805 Evergreen Street. The surrounding residential parcels are likewise part of the R-1-S zoning district. The contiguous block, bounded by Evergreen Street, Lemon Street, Stanford Avenue, and Oakdell Drive, is comprised of a number of one-story, modernist residences, characterized by rectangular forms and a lack of decorative elements. The greater neighborhood contains a higher percentage of traditional residential homes, characterized by peaked roofs and greater ornamentation. A location map is included as Attachment B.

Analysis

Project description

The project site is currently occupied by a 3,475 square foot, two-story main residence and a 275 square-foot accessory structure constructed in approximately 1950 containing three bedrooms, three and one-half

bathrooms, and an attached front-loading two-car garage. The proposal would demolish the main house, accessory structure, and the existing in-ground pool.

The proposed project would be a 3,549.4 square foot two-story, single-family residence containing six bedrooms, six full bathrooms, two half-bathrooms, and an attached two-car garage over a full basement. The proposed driveway would be in the same general location as the existing driveway, toward the right side of the property. Lightwells for the basement would be located along the left and right elevations of the residence and do not extend into the required side setbacks. Two large covered patios spanning the entire rear elevation and an uncovered balcony extending from the second-story primary bedroom at the rear would complete the residence.

The proposed project would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 3,549.4 square feet, including the attached two-car garage where a maximum of 3,552 square feet is permitted.
  - The 1,959.1 square foot basement is not counted toward the FAL as it is entirely contained under the footprint of the first floor.
- The total proposed building coverage would be 2,702.3 square feet, or approximately 27 percent of the lot, where 3,503.5 square feet (35 percent) is permitted.
- The residence would have a 20 foot front setback where 20 feet is required.
- The residence would have a 68.1 foot rear setback where 20 feet is required.
- The residence would have a 16 foot left side setback where 10 feet is required.
- The residence would have a 10 foot right side setback where 10 feet is required.
- The second-story balcony would have an approximately 53-foot rear setback, a 20-foot left-side setback and a 32.1-foot right-side setback where a 30-foot rear and 20-foot left and right side setback, respectively, is required.

The Engineering Division has added a recommended condition of approval (2.a) requiring the applicant to remove and replace the parking strip along the entire project frontage, as well as construct a new 3-foot concrete valley gutter along entire project frontage that conforms to the adjacent property at 785 Evergreen Street.

The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

As described in the project description letter, the applicant is proposing a residence that would harmonize with the surrounding extant modernist residences, which feature rectangular designs, lack of ornamentation, and feature flat roofs with deep eaves. The front elevation would be predominantly dark metal siding with smooth painted stucco and accented by stone veneer in neutral colors. The vertical metal siding from the front elevation would wrap around the left side of the residence. The remaining portion of the left elevation and the right and rear elevations would be the same smooth painted stucco in a neutral color. Aluminum-clad, wood windows and doors in a dark finish with clear glass would complete the residence.

The applicant has proposed a limited number of second-story windows along the interior side property lines where adjacent residences are located in order to mitigate privacy issues. Sill heights on the second floor

would be a minimum of 3.5 feet on the right elevation and 1.5 feet on the left. The proposed balcony extending from the primary suite at the rear of the residence would meet or exceed the Zoning Ordinance requirements for balcony setbacks. Balcony railings are proposed to be glass.

Trees and landscaping

The City Arborist reviewed the proposed plans, inspected the site, and reviewed the arborist report for this project. A total of six trees were inventoried on or near the site, five of which are non-heritage and one is heritage-sized. Two non-heritage trees (#1 and #6) are proposed for removal as tree #1 lies within the footprint of the proposed residence and tree #6 lies near the edge of the proposed covered patio at the rear of the residence. The arborist report is included as Attachment D. The table below summarizes the trees on or near the site.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1	Japanese maple	2,2,2,1,1**	Remove	Non-heritage
2	Fern pine	12	Retain	Non-heritage
3*	Coast redwood	48	Retain	Heritage
4*	Chinese elm	6	Retain	Non-heritage
5*	English laurel hedge	8	Retain	Non-heritage
6	Lemon	6	Remove	Non-heritage

*denotes neighboring tree
**multi-trunk trees are measured at the split height rather than 54". This particular tree splits at the ground level and was deemed non-heritage by the City Arborist in their review.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing along the side and rear setbacks while providing enough room to build the residence, design excavation plans to limit any over-excavation to the side and rear setback, not allowing excavation to the property boundary, and inspections to verify that the type of tree protections are consistent with the standards outlined within the tree protection plan.

All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h.

Correspondence

The applicant indicated that they conducted neighbor outreach by delivering letters to all neighbors in a 200-foot radius of the subject property and held an in-person meeting on March 18, 2024 to discuss any potential issues with neighbors. The applicant's summary of their efforts, included in the project description letter) indicates generally strong support for the project. One neighbor raised the idea of a two-car garage versus the originally proposed single-car garage. The applicant subsequently updated the design to include a two-car garage.

As of the writing of this report, staff has received 10 emails from neighbors (Attachment E). Nine emails express support for the project and one email from an adjoining neighbor who expressed concerns with regard to privacy and potential noise from any proposed outdoor mechanical units. The applicant has responded by limiting the second-story windows on that side of the residence and has indicated they will comply with Menlo Park's noise ordinance, as shown on their plan set.

Conclusion

Staff believes that the design, scale, and materials of the proposal are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The proposed residence would retain the modernist style found among other homes on the street and would remain a harmonious contributor to the overall established streetscape. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "new construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action on the use permit will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   - A. Project Plans
   - B. Project Description Letter
   - C. Conditions of Approval

B. Location Map
C. Data Table
D. Arborist Report
E. Correspondence

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principle Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE AND DETACHED ACCESSORY STRUCTURE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A BASEMENT ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT.

WHEREAS**,** the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing two-story, single-family residence and detached accessory structure and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district (collectively, the "Project") from Robert Andrew Harrison ("Applicant" and "Owner") located at 805 Evergreen Street (APN 071-175-030) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the existing parcel is substandard with regard to the minimum lot width; and

WHEREAS, the proposed project is a two-story residence on a substandard lot which requires the granting of a use permit; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Monarch Consulting Arborists, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (new construction or conversion of small structures); and

WHEREAS**,** all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 12, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a two-story residence upon a substandard lot with regard to minimum lot width is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are permitted to be constructed upon substandard lots subject to the granting of a use permit, the project would comply with required setbacks, and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided in an attached garage.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the renovated and expanded residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale and design of the surrounding homes as the proposed residence would be designed in the modernist style found among other residences in the vicinity. The project would be designed such that privacy concerns would be addressed through limiting the second-story windows along the interior side property lines.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00047, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (new construction or conversion of small structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 12, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of August, 2024

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

EXHIBIT A

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HARRISON
New House

805 Evergreen St.
Menlo Park, CA 94025

KNR
DESIGN STUDIO
Kendra Rosenberg 650-388-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

Harrison
RESIDENCE
805 Evergreen St.
Menlo Park, CA 94025
APN: 071-175-030
New House

No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	N.T.S.
Sheet	**Cover Sheet**

A0.0

This space reserved for City Stamps / Approval

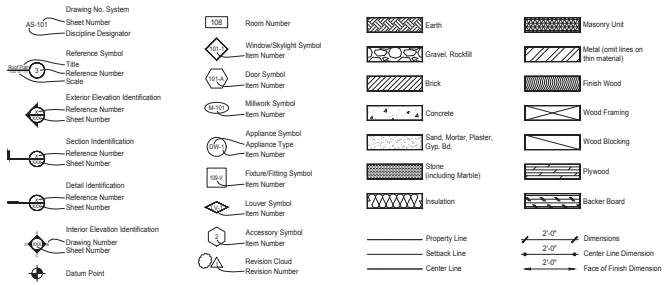
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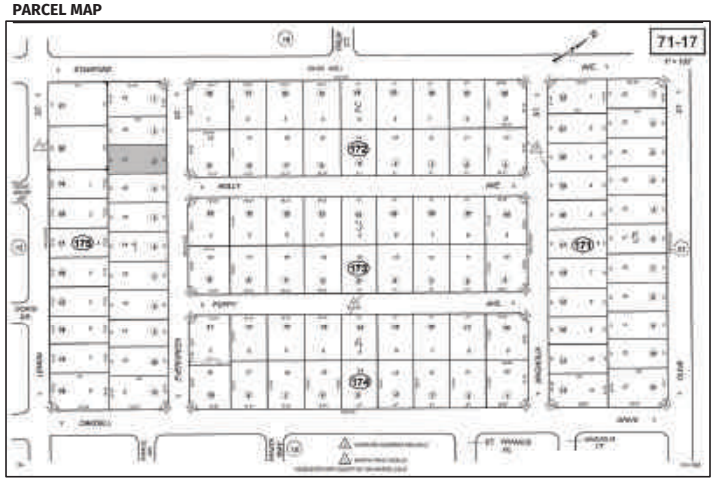
ABBREVIATIONS

&	And	DFR	Door Frame	GA	Gauge	MC	Medicine Cabinet	QT	Quart	STL	Steel				
x	By	DIA	Diameter	GAL	Gallon	MECH	Mechanical	QTL	Quarry Tile	STOR	Storage				
DIA	Diameter	DH	Double Hung	GALV	Galvanized	MED	Medium	QTR	Quarter	STRUC	Structural				
%	Percent	DIFF	Diffuser	GB	Grab Bar	MEMB	Membrane	QTY	Quantity	SYS	System				
#	Pound [or] Number	DIM	Dimension	GDR	Guard Rail	MFR	Manufacturer	QUAL	Quality						
		DISP	Disposal	GEN	Generator	MH	Manhole			T	Thermostat [or] Tempered				
A	Architectural	DIV	Divider	GFCI	Ground Fault Circuit Interrupt	MIN	Minimum	R	Riser	T&G	Tongue and Groove				
AC	Air Conditioning Unit	DMPF	Damp-proofing	GL	Glass	MIR	Mirror	RAD	Radius	TB	Towel Bar				
ADDL	Additional	DMPR	Damper	GR	Grade / Grading	MISC	Miscellaneous	RC	Reinforced Concrete	TBD	To Be Determined				
AD	Area Drain	DN	Down	GRP	Group	MLDG	Molding	RD	Roof Drain	TEL	Telephone				
A.F.F.	Above Finish Floor	DR	Door	GSM	Galvanized Sheet Metal	MLWK	Millwork	REC	Recessed	TEMP	Temperature [or]				
APPROX	Approximate (ly)	DW	Dishwasher	GUT	Gutter	MTD	Mounted	REF	Refrigerator		Temporary				
ARCH	Architect (ural)	DWG	Drawing	GYP	Gypsum	MTG	Mounting	REG	Register	THK	Thickness				
A/V	Audio Visual	DWR	Drawer	GYP BD	Gypsum Board	MTL	Metal	REINF	Reinforce (d) (ing) (ment)	THRES	Threshold				
						MW	Microwave	REM	Removable	THRU	Through				
BD	Board	E	East	HPLAM	High Pressure Laminate	MWD	Microwave Drawer	REQ'D	Required	T.O.(x)	Top of (x)				
BLDG	Building	(E)	Existing	HB	Hose Bib	MWP	Membrane Waterproofing	R.I.P.	Replace-In-Place		C - Curb				
BLKG	Blocking	EA	Each	HDR	Header			RFG	Roofing		P - Plate				
BLW	Below	EL	Elevation	HDWD	Hardwood	N	North	RH	Right Hand		S - Slab				
BM	Beam	E / ELEC	Electrical	HDW	Hardware	(N)	New	RLG	Railing		W - Wall				
B/M	Bench Mark	ELEV	Elevator	HORZ	Horizontal	N/A	Not Applicable	RM	Room	TPH	Toilet Paper Holder				
BOF	Bottom of Footing	EMER	Emergency	HT	Height	N.I.C.	Not In Contract	RO	Rough Opening	TS	Tube Steel				
BP	Base Plate	ENG	Engineer	HTG	Heating	NO.	Number	RWL	Rain Water Leader	TV	Television				
BR	Bedroom	EQ	Equal	HVAC	Heating Ventilation Air Conditioning	NOM	Nominal			TYP	Typical				
BSMT	Basement	EQUIP	Equipment			N.T.S.	Not To Scale	S	South						
BTW	Between	EQUIV	Equivalent					S.(x).D.	See (x) Drawings	U.O.N.	Unless Otherwise Noted				
B.U.R.	Built-Up Roof	ESMT	Easement	IN	Inch (es)	O/	Over		A - Architectural	UTIL	Utility				
		EXIST	Existing	INFO	Information	OC	On Center		C - Civil						
C	Civil	EXT	Exterior	INSUL	Insulation	OFF	Office		E - Electrical	VAP BAR	Vapor Barrier				
CAB	Cabinet			INT	Interior	OH	Opposite Hand		L - Landscape	VENT	Ventilator				
CARP	Carpet	FD	Floor Drain	INV	Invert	OPNG	Opening		M - Mechanical	VERT	Vertical				
CEM	Cement	FDN	Foundation			OVFL	Overflow		P - Plumbing	VEST	Vestibule				
CER	Ceramic	FEXT	Fire Extinguisher	JB	Junction Box	OVH	Overhead		S - Structural	V.I.F.	Verify In Field				
CL	Center Line	FF	Finish Floor	JST	Joist			SB	Splash Block						
CLG	Ceiling	FGL	Fiberglass	JT	Joint	PERF	Perforated	SC	Solid Core	W	West				
CLO	Closet	FIN	Finish			PERM	Permanent	SCHED	Schedule	W/	With				
CLR	Clear	FIXT	Fixture	KIT	Kitchen	PERP	Perpendicular	SCW	Solid Core Wood	WDTH	Width				
COL	Column	FL	Floor			PL	Plate	SD	Smoke Detector [or]	WC	Water Closet				
CONC	Concrete	FLASH	Flashing	L	Landscape	PLAM	Plastic Laminate		Storm Drain	WD	Wood				
CSMT	Casement	FLUOR	Fluorescent	LAU	Laundry	PLAS	Plaster	SF	Square Feet	WIN	Window				
CSWK	Casework	F.O.	Face of	LBR	Lumber	PLBG	Plumbing	SHT	Sheet (ing)	WP	Waterproof (ing)				
CT	Ceramic Tile	FPRF	Fireproofing	LD	Linear Diffuser	PLYWD	Plywood	SHTG	Sheathing	W/O	Without				
CTR	Center	FR	Fire Rated	LF	Linear Foot	PNT	Paint	SIM	Similar	WR	Water Resistant				
		FRMG	Framing	LH	Left Hand	POT	Potable	SL	Slope	WS	Weatherstripping				
D	Depth	FSH	Fire Sprinkler Head	LIB	Library	PREFAB	Prefabricated	SPEC	Specification	WSCT	Wainscot				
DBL	Double	FSTNR	Fastener	LIN	Linear	PREFIN	Prefinished	SPKLR	Sprinkler	WT	Weight				
DEG	Degree	FT	Foot [or] Feet	LONG	Longitudinal	PROJ	Project	SPKR	Speaker						
DEMO	Demolition	FTG	Footing			PS CONC	Prestressed Concrete	SS	Sanitary Sewer						
DEPT	Department	FTR	Fire Treated	MAS	Masonry	PT	Pressure Treated	SSTL	Stainless Steel						
DET	Detail	FURN	Furnace [or] Furniture	MATL	Material		[or] Point	ST	Street						
DF	Douglas Fir	FURR	Furring	MAX	Maximum	PVC	Polyvinyl Chloride	STD	Standard						

DRAWING SYMBOLS



PARCEL MAP



GENERAL INFO

OWNERS: Andy & Stacey Harrison
805 Evergreen St.
Menlo Park, CA 94025
650-391-4273
andyharrison@gmail.com

PROJECT ADDRESS: 805 Evergreen St.
Menlo Park, CA 94025

APN: 071-175-030
ZONE: R-1-S

OCCUPANCY: R-3 / U
CONSTRUCTION TYPE: V-B

LOT SIZE: **10,010.0 SF**
LOT WIDTH: 70'
LOT DEPTH: 143'

SETBACKS:
FRONT: 20'-0"
SIDES: 10'-0"
REAR: 20'-0"

HEIGHT: 28'-0" (from (E) or (N) grade, whichever is lower)
DAYLIGHT PLANE: 19'-6" @ side setback line, then 45°

PARKING*: 2 spaces, one of which must be covered

SPRINKLERS REQ'D: YES
UNDERGROUND UTILITIES REQ'D: YES
HERITAGE TREE REMOVAL: NO
GAS UTILITIES INSTALLED**: YES

* Required parking spaces cannot be located in required front or side yard setbacks, or in tandem.

** New low rise residential buildings (three stories or less) to have electric fuel source for space heating, water heating, and clothes dryers. Stoves may still use natural gas if desired. Pre-wiring for electric appliances is required where natural gas appliances are used.

PROJECT INFO

	ALLOWED	PROPOSED
TWO-STORY BUILDING		
BUILDING COVERAGE:	3,503.5 SF (35.0%)	2,702.3 SF (27.0%)

FLOOR AREA LIMIT - TOTAL:
2,800 + 25% (10,010 SF - 7,000SF)
3,552.5 SF — 3,549.4 SF (3.1 SF under)

FLOOR AREA LIMIT - SECOND FLOOR:
On Lots where depth is >2x width, 2nd floor FAL = greater of 1,400 SF or

Width (measured at the front setback line) x the floor area limit
Length (average of both sides)

(70 x 3,552.5) / 143 = 1,739.0 SF MAX

	FAL	HABITABLE	NON-HAB
FLOOR AREAS:			
(N) BASEMENT:	No	1,754.0 SF	205.1 SF
(N) FIRST FLOOR:	Yes	1,521.6 SF	
(N) GARAGE:	Yes		437.5 SF
(N) SECOND FLOOR:	Yes	1,590.3 SF	
TOTAL FAL:	**3,549.4 SF**		
TOTAL HABITABLE:		4,866.0 SF	
TOTAL NON-HABITABLE:			642.6 SF

COVERAGE AREAS:
(N) 2nd FLOOR OVERHANG: 52.6 SF
(N) REAR PORCH: 690.6 SF
\+ FIRST FLOOR / GARAGE
TOTAL COVERAGE: **2,702.3 SF**

DEFERRED SUBMITTALS

1) 4.56kW PHOTOVOLTAIC PANELS AND BATTERY SYSTEM
2) AUTOMATIC FIRE SPRINKLER SYSTEM
3) POOL

CODE COMPLIANCE

2022 California Building Code
2022 California Residential Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Standards
2022 California Fire Code

SHEET INDEX

		PA1	
A0.0	Cover Sheet	X	X
A0.1	Sheet Index, General Info, Project Info	X	X
A0.2	Notes	X	X
AN1.1	Neighborhood Context Map & Elevations	X	X
SU1	Topographic Survey	X	X
C-1.0	Title Sheet		X
C-2.0	Overall Site Plan		X
	Grading and Drainage Plan		X
C-3.0	Utility Plan		X
C-3.1	[illegible]		X
C-4.0	Details		X
C-4.1	Details		X
C-5.0	Grading Specifications		X
ER-1	Erosion Control Plan		X
ER-2	Erosion Control Details		X
BMP.1	Best Management Practices		X
AS1.1	Architectural Site Plan - Demolition	X	X
AS1.2	Architectural Site Plan - Proposed	X	X
A1.1	(E) Floor Plans & Roof Plan (TO BE DEMOLISHED)	X	X
A1.2	(E) Elevations (TO BE DEMOLISHED)	X	X
1 A1.3	(E) Elevations (TO BE DEMOLISHED)		X
1 A1.4	(E) Section (TO BE DEMOLISHED)		X
AX1.0	Area Calcs - Basement	X	X
AX1.1	Area Calcs - First Floor	X	X
AX1.2	Area Calcs - Second Floor	X	X
A2.0	Basment Plan	X	X
A2.1	First Floor Plan	X	X
A2.2	Second Floor Plan	X	X
A2.3	Roof Plan	X	X
A3.0	Reflected Ceiling Plan - Basement	X	
A3.1	Reflected Ceiling Plan - First Floor	X	
A3.2	Reflected Ceiling Plan - Second Floor	X	
A4.0	Material Board & Colored Front Elevation	X	X
A4.1	Exterior Elevations	X	X
A4.2	Exterior Elevations	X	X
A5.1	Sections	X	X
1 A5.2	Sections (Skylights)		X
A6.1	Door/Window Schedule	X	

REMOVED FOR PUBLIC HEARING

PROJECT DESCRIPTION

NEW TWO-STORY HOUSE WITH BASEMENT.

MODERN AESTHETIC WITH STONE, STUCCO, AND ACCENT SIDING.
FLAT MEMBRANE ROOFING. ALUMINUM WINDOWS AND DOORS.
NEW REAR COVERED PATIO.

NEW LANDSCAPING AND POOL IN SEPARATE PERMIT.

PROJECT TEAM

DESIGNER
KNR Design Studio
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GEN. CONTRACTOR

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STRUCTURAL

TITLE 24

ARBORIST

LANDSCAPE

INTERIORS

MEP
KNRDS / BUILDERS ENERGY

KNR DESIGN STUDIO
[illegible]

Harrison
RESIDENCE
805 Evergreen St.
Menlo Park, CA 94025
APN: 071-175-030
New House

No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	N.T.S.
Sheet	**Sheet Index, General Info, Project Info**

A0.1

This space reserved for City Stamps / Approval

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PLUMBING NOTES

1. ALL PLUMBING ITEMS ARE SHOWN SCHEMATICALLY AND INSTALLATIONS SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
2. PROVIDE R-3 OR BETTER INSULATION ON ALL PIPING. ISOLATE ALL PIPING WITH RUBBER GROMMETS. PROVIDE AN R-12 OR GREATER EXTERNAL BLANKET AROUND WATER HEATER.
3. ALL WASTE LINES TO BE CAST IRON WITHIN STRUCTURE. PLASTIC WASTE LINES ARE ACCEPTABLE BELOW STRUCTURE.
4. ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS, AND SKYLIGHTS. COORDINATE WITH ARCHITECT.
5. PROVIDE PERMANENT IDENTIFICATION ON ALL SHUT-OFF VALVES (GAS & WATER).
6. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL HOSE BIBS.
7. IF PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY IS INSTALLED, AN EXPANSION TANK IS REQUIRED FOR THE WATER TANK.
8. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE AT EACH WATER HEATER WITH A FLOOR DRAIN IN THE MECHANICAL ROOM CONNECTED TO THE OUTSIDE WALL AS SHOWN ON THE DRAWINGS.
9. INSULATE PIPE IN ACCORDANCE WITH CMC AND TITLE 24 REQUIREMENTS.
10. PROVIDE SEISMIC STRAPPING AT WATER HEATER.
11. ALL TOILETS TO BE LOW-FLOW (MAX. 1.28 GALLONS PER FLUSH PER CPC 402.2).
12. ALL SHOWERS AND SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMAL MIXING OR PRESSURE BALANCE TYPE.
13. WHERE 4 OR MORE WATER CLOSETS ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
14. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
15. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES OR FLOW RESTRICTOR, OR DEMONSTRATE A 20% REDUCTION ON BASELINE WATER USE PER SECTION 4.303.1. REFER TO PLUMBING FIXTURE/FITTING SCHEDULES ON SHEET M-102 FOR WATER SAVING FIXTURES SPECIFIED.
16. ALL PLUMBING CLEANOUTS SHALL BE LOCATED WITHIN 20 FT. OF A CRAWLSPACE ACCESS POINT OR WILL BE RUN TO THE NEAREST OUTSIDE WALL PER 707 & 719 CPC.
17. PROVIDE A CLEANOUT AT THE KITCHEN SINK.
18. PROVIDE A CLEANOUT WITHIN 2'-0" OF THE FOUNDATION WALL.
19. ALL CLEANOUTS TO BE EXTENDED TO THE EXTERIOR WHIAN LOCATED MORE THAN 5' FROM THE CRAWL HOLE.
20. PROVIDE WATER HAMMER ARRESTER, ASSE 1010-2004 AT BUILDING SUPPLY WATER LINES WHERE QUICK ACTING VALVES ARE INSTALLED PER CPC 609.10. INSTALL AS CLOSE TO THE QUICK ACTING VALVE AS POSIBLE, PER MFR SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO DISHWASHER AND CLOTHES WASHER SUPPLY VALVES.
21. ALL PLUMBING VENTS SHALL (PER CPC 906):
    - -- BE A MINIMUM 3'-0" ABOVE OR 10'-0" AWAY FROM OPERABLE SKYLIGHTS, OPERABLE WINDOWS, DOORS, OPENINGS, AIR INTAKES, OR VENT SHAFTS.
    - -- BE A MINIMUM OF 3' FROM PROPERTY LINE.
    - -- TERMINATE NOT LESS THAN 6' ABOVE THE ROOF, NOR LESS THAN 1' FROM ANY VERTICAL SURFACE.
22. A DEDICATED FUEL SHUT-OFF VALVE SHALL BE INSTALLED WITHIN 6 FEET OF THE GAS APPLIANCE IT SERVES. (CPC 1212.5 and CMC 1313.4)
23. A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR. (CPC 1212.8)
24. ISLAND SINKS SHALL COMPLY WITH SECTION 909 CPC.
25. INSTALL TANKLESS WATER HEATER PER CPC AND MANUFACTURERS RECOMMENDATIONS
26. PROVIDE A 1" WATER METER AND 1-1/4" MAIN BUILDING WATER SUPPLY LINE BASED ON TABLES 610.3 AND 610.4 CPC, WITH 45-60PSI COLUMN FOR TOTAL OF 34 FU. FIRE SPRINKLER SYSTEM NOT REQUIRED.

DOOR / WINDOW NOTES

1. Weatherstrip all exterior doors and windows.
2. All door and window safety (aka: tempered) glazing shall comply with CBC Section 2406, including installation in all wet locations, and where glazing is less than 18" above finished floor.
   - 2.1. In addition: safety (tempered) glazing shall be installed in all bathrooms, laundry rooms, kitchens, and garages.
   - 2.2. If property is located in Wildland-Urban Interface (WUI) area (as defined in CRC Section R327, and as designated by city/county), all exterior glazing shall comply with CRC Section R327.8.2.1: min one pane tempered safety glass.
3. Door shall be readily openable from the inside the dwelling without the use of a key or special knowledge or effort. (per CBC Section 1008.1.9).
4. Landing at the egress door shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
5. Emergency egress windows shall comply with CBC Section 1026.
6. See exterior elevations for head/sill heights, swing direction, grid/lite size/pattern/design, and active/passive panel information. In event of any discrepancy, please consult with Designer.
7. Align head of interior doors and head of windows with head of exterior doors in each room, TYP, U.O.N. See exterior elevations.
8. Verify rough opening dimensions with door/window manufacturer prior to framing and ordering. Designer must review order before General Contractor places order.
9. Designer must receive shop drawings for custom doors. General Contractor shall not order doors without approved shop drawings.
10. All painted interior wood surfaces shall be factory primed.
11. All painted / stained interior wood surfaces shall be tested and approved by Designer / Owner prior to start of commencement of work.
12. All skylight dimensions are to "outside of curb"; verify sizes with manufacturer and supplier.

EXT. DOOR/WIN BRAND: _____
EXT. DOOR/WIN SUPPLIER: _____
EXT. DOOR/WIN TYPE: _____

ENTRY DOOR BRAND: _____
ENTRY DOOR SUPPLIER: _____
ENTRY DOOR/WIN TYPE: _____

INT. DOOR BRAND: _____
INT. DOOR SUPPLIER: _____
INT. DOOR TYPE: Solid core wood doors, U.O.N.; See A6.1 for more information.

MECHANICAL NOTES

1. ALL MECHANICAL ITEMS ARE SHOWN SCHEMATICALLY, AND INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
2. THE TITLE 24 REPORT ENTITLED 'ENERGY COMPLIANCE REPORT', INCLUDING HEAT LOSS CALCULATIONS, IS PART OF THE CONSTRUCTION DOCUMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT FOR THE DESIGNER' APPROVAL ALL DRAWINGS, SPECIFICATIONS, PRODUCT LITERATURE AND CALCULATIONS THAT ARE PART OF THE HEATING SYSTEM. ALL WORK MUST COMPLY WITH THE TITLE 24 REPORT AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
3. THE HEATING SYSTEM WILL BE DONE ON A DESIGN/BUILD BASIS. DUCTS AND RISERS SHALL BE GALV. SHEET METAL, PER SMACNA STANDARDS, UNLESS OTHERWISE NOTED. FLEXIBLE DUCTS TO REGISTERS ARE ACCEPTABLE, PROVIDED THAT LENGTH DOES NOT EXCEED 12'-0". PROVIDE ISOLATION OF DUCTS FROM WALLS AND ADJACENT DUCTWORK. INSULATE DUCTWORK IN ACCORDANCE WITH CMC 602.2.
4. SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
5. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE LOCATIONS OF ALL DUCTS, REGISTERS AND GRILLES COORDINATE WITH ALL TRADES. DUCT, PIPE AND WIRING SHALL BE ROUTED TO CLEAR ARCHITECTURAL OPENINGS, STRUCTURAL MEMBERS, OR OTHER OBSTRUCTIONS.
6. ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS AND SKYLIGHTS. COORDINATE WITH DESIGNER.
7. VERIFY LOCATION OF DUCTWORK HOLES WITH ENGINEER, AT ALL SHEAR WALL LOCATIONS.
8. IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE HABITABLE ROOMS, THE MECHANICAL SYSTEM SHALL BE CAPABLE OF PROVIDING TWO (2) AIR CHANGES PER HOUR AND 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT.
9. IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE BATHROOMS, AND SIMILAR ROOMS, A MECHANICAL SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR SHALL BE PROVIDED. SUCH SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
10. PROVIDE CONDENSATE DRAINS AT FURNACES / AIR HANDLERS.
11. IF REQUIRED, SOURCE OF COMBUSTION AIR FOR FURNACE / AIR HANDLER SHALL BE PROVIDED FROM 2 ROOF VENTS LOCATED ONE HIGH WITHIN 12" OF THE TOP OF THE ATTIC SPACE AND ONE LOW WITHIN 12" OF THE TOP OF THE CEILING JOISTS IN THE ATTIC SPACE WHERE THE EQUIPMENT WILL BE LOCATED. SEE ROOF PLAN FOR LOCATIONS.
12. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON HE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
13. LOCATE RETURN AIR GRILLES ON WALL NEAR CEILING OR ON CEILING AS SHOWN ON PLANS, U.O.N.
15. COORDINATE LOCATIONS OF ALL GRILLES WITH REFLECTED CEILING PLANS, FINISH PLANS, & INTERIOR ELEVS.
16. PROVIDE DAMPERS AS REQUIRED FOR ZONES & ROOM SIZES. PROVIDE REQUIRED ACCESS TO DAMPER MOTORS THROUGH ACCESS PANELS.
17. THE HOUSE WILL BE HEATED BY AN ELECTRIC HEAT PUMP SYSTEM. PROVIDE ZONES AS SHOWN ON THE DRAWINGS. PROVIDE DAMPERS AT REGISTERS.
18. PROVIDE PROGRAMMABLE ELECTRIC THERMOSTATS, NEST BRAND OR SIMILAR; TO BE APPROVED BY OWNER. THERMOSTATS SHALL BE 48" A.F.F. SEE DRAWINGS FOR LOCATIONS.
19. PROVIDE EXHAUST FANS AT ALL BATHROOMS, POWDER ROOMS AND WATER CLOSETS.
20. KITCHEN HOOD IS TO BE DUCTED TO THE EXT. OF THE BUILDING PER TABLE 402 CMC.
21. ALL EXHAUST FANS ARE EQUIPPED WITH BACKDRAFT DAMPERS.
22. NEW FILTERS SHALL PROVIDE A MINIMUM OF MERV-13 AS REQUIRED BY SECTION 150.0 (M) 12. C CEC.
23. THE 4" DRYER DUCT SHALL VENT TO THE EXTERIOR OF THE BUILDING. DUCT SHALL BE A MINIMUM OF 36" FROM OPENINGS INTO THE BUILDING PER SECTION 502.2.1 CMC.
24. PROVIDE MAKEUP AIR FOR THE LAUNDRY ROOM(S) PER SECTION 701.3 CMC.
25. ALL EXHAUST FANS TO BE EQUIPPED WITH BACKDRAFT DAMPERS.
26. NEW FILTERS SHALL PROVIDE A MINIMUM OF MERV-13 AS REQUIRED BY SECTION 150.0 (M) 12. C CEC.
27. ATTIC EQUIPMENT SHALL HAVE:
    - -- AN ACCESSIBLE OPENING OF NOT LESS THAN 22" BY 30" OR THE AT LEAST AS LARGE AS THE LARGEST SINGLE COMPONENT OF THE UNIT
    - -- HAVE A CLEAR HEIGHT AT THE ACCESS OPENING OF AT LEAST 30". PER CBC.
    - -- THE PASSAGEWAY TO THE UNIT IS NOT MORE THAN 20 FEET AWAY MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY (WHEN THE CLEAR HEIGHT IS LESS THAN 6 FEET).
    - -- SHALL HAVE A SOLID FLOORING NOT LESS THAN 24" WIDE
    - -- A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" IN FRONT OF THE UNIT
    - -- A PERMANENT 120V RECEPTACLE OUTLET NEAR THE EQUIPMENT
    - -- A LIGHT FIXTURE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY
28. FOR ATTIC HEAT PUMP WITH COOLING COILS: ADD A SEPARATE CONDENSATE PAN UNDER THE COILS, AND ENSURE A SEPARATE DRAIN IS EXTENDED TO THE EXTERIOR.
29. AIR HANDLER INSTALLED IN ATTIC SHALL FOLLOW MANUFACTURER CLEARANCES.
30. EXTERIOR HEAT PUMP SHALL BE SUPPORTED ON A 3" CONCRETE SLAB, AND ANCHORED TO THE SLAB PER SECTION 303.4 CMC.
31. INSTALL AN IQ AIR FILTRATION BOX TO THE HVAC SYSTEM AS SPECIFIED BY THE MANUFACTURER.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL DEVELOP ROUGH WIRING FOR ALL ELECTRICAL ELEMENTS SHOWN ON THE DRAWINGS. LOAD DATA WILL BE BASED ON THE DIAGRAMMATIC PLANS. ELECTRICAL CONTRACTOR SHALL VERIFY THAT EXISTING WIRING IS SAFE AND UP TO THE CURRENT CODES.
2. ELECTRICAL SYSTEM SHALL FOLLOW CURRENT EDITION OF THE CEC.
3. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER.
4. ELECTRICAL CONTRACTOR SHALL TURN OVER TO THE OWNER AT THE COMPLETION OF THE JOB AN AS-BUILT DIAGRAM ON A BLUE PRINT SHOWING THE CIRCUITING, CIRCUIT NUMBERS AND ELECTRICAL LAYOUT.
5. ELECTRICAL CONTRACTOR SHALL SUPPLY A PANEL BOARD DIRECTORY AT THE PANEL AT THE COMPLETION OF THE JOB.
6. ELECTRICAL CONTRACTOR SHALL INSTALL ALL DEVICES AND LIGHT FIXTURES. SEE FIXTURE SCHEDULE.
7. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BEAR A UL LABEL.
8. ALL NEW TELEPHONE OUTLETS SHALL BE MIN. THREE-LINE, U.O.N.; TO BE LOCATED AS REQUESTED BY OWNER.
9. PROVIDE WIRING FOR COMPUTER NETWORKING; TO BE LOCATED AS REQUESTED BY OWNER.
10. PROVIDE APPROVED UFER GROUND SYSTEM, MIN. 20 FT NO. 4 OR GREATER BARE COPPER CONDUCTOR, BELOW VAPOR BARRIER, FULLY ENCASED WITHIN THE FOOTINGS OR PIERS AND GRADE BEAMS. COORDINATE WITH G.C. AND CONCRETE CONTRACTOR.
11. CLEAR WORKING SPACE IS REQUIRED AT ALL ELECTRICAL PANELS, WORKING SPACE AT THE FRONT OF ELECTRICAL EQUIPMENT:
    - -- SHALL HAVE A MINIMUM DEPTH OF 36 INCHES, WIDTH OF 30 INCHES, AND HEIGHT OF 6 FEET 6 INCHES.
    - -- SHALL HAVE AT LEAST ONE ENTRANCE OF 24 INCHES WIDE BY 6 FEET 6 INCHES HIGH.
    - -- SHALL NOT BE USED FOR STORAGE.
    - -- ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES ABOUT SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOTOR CONTROL CENTERS INSTALLED INDOORS.
12. PROVIDE GFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED: kitchens, bathrooms, laundry areas, outdoors, garages, unfinished basements, crawl spaces, and accessory buildings at or below grade - not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
13. PROVIDE AFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas. THEY SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
14. KITCHEN RECEPTACLES:
    - -- INSTALL AT LEAST ONE OUTLET ON THE END OF ANY KITCHEN ISLANDS TO COMPLY WITH ARTICLE 210.52 (C) 4 CEC.
    - -- AT THE KITCHEN SINK, INSTALL A GFCI PROTECTED RECEPTACLE WITHIN 24" PER ARTICLE 210.50 (C) 1 CEC.
    - -- ALL ABOVE COUNTER RECEPTACLES IN THE KITCHEN SHALL NOT EXCEED 4 FEET ON CENTER AND GFCI PROTECTED.
    - -- PROVIDE A RECEPTACLE FOR EACH COUNTER SPACE 12 INCHES OR WIDER SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET
15. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY.
16. ALL RECESSED CAN LIGHTING TO BE IC/AT RATED.
17. PERMANENTLY INSTALLED LUMINAIRES IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY OCCUPANCY SENSORS.
18. PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.
19. PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 70 SF) AND CONTROLLED BY A DIMMER SWITCH OR BY VACANCY SENSORS THAT DO NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS-ON OPTION.
20. LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING PER CENC 150.0(K)3:
    - -- PHOTOCELL AND MOTION SENSOR
    - -- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
    - -- AUTOMATIC TIME CLOCK
    - -- ENERGY MANAGEMENT CONTROL SYSTEM
21. PROVIDE ONE SWITCHED LIGHT FIXTURE OR SWITCH-CONTROLLED OUTLET INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICITY.
22. PROVIDE AT LEAST ON WALL SWITCH-CONTROLLED LIGHTING OUTLET INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.
23. PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT EACH SIDE OF UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE.
24. ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11, INCLUDING BUT NOT LIMITED TO DISHWASHER, LAUNDRY, & GARBAGE DISPOSAL.
25. RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THAT ATTACHMENT PLUG CAP IS INSERTED, WP PER ARTICLE 410.10 (A) & (B) CEC.
26. PROVIDE A RECEPTACLE OUTLET IF THE WALL IS 2 FEET WIDE OR GREATER. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENINGS.
27. PROVIDE ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10 FT IN LENGTH.
28. PROVIDE A WALL RECEPTACLE OUTLET IN BATHROOMS WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH BASIN COMPLYING WITH THE FOLLOWING CODE MINIMUMS BELOW:
    - -- THE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN LOCATION.
    - -- RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN COUNTERS OR SIMILAR WORK SURFACES.
29. THE FOLLOWING LOCATIONS SHALL EACH HAVE A DEDICATED 20AMP CIRCUIT: bathrooms, laundry room, dryer (30 amp), kitchen: two (2) small appliance circuits per 210.11 B (1) CEC (garbage disposal, dishwasher, refrigerator), garage, A/C, Furnace / Air Handler motor,
30. LUMINAIRES IN CLOSETS SHALL BE LISTED FOR SUCH USE, AND WILL FOLLOW ALL DIMENSIONAL CLEARANCES.
31. PROVIDE A DISCONNECT AT THE AC UNIT ON THE EXTERIOR OF THE BUILDING. ADD A NOTE TO MAINTAIN REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
32. PROVIDE SEISMIC STRAPPING FOR THE WATER HEATER PER CPC 507.2.
    -- STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE-THIRD OF THE WATER HEATER.
    -- AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

BATH NOTES

1. Showers and shower tub/combinations shall be provided with individual control valves of the thermostatic mixing or pressure balance type.
2. Glazing for shower doors and enclosures shall be fully tempered and pass the test requirements of ANSI Z9.1.
3. Minimum shower door width shall be 22" wide.
4. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height not less than 72 inches above drain inlet.
5. Water resistant gypsum board shall not be used where there will be direct exposure to water, or in areas of high humidity, per CRC R702.3.8.1. Use cementitious backer board at shower and bath areas.
6. Flow rates (per CGBSC Section 4.303):
   - All toilets shall be max 1.28 GPF
   - All lavatory faucets shall be max 1.2 GPM @ 60 PSI
   - All shower heads shall be max 1.8 GPM @ 80 PSI
   - All kitchen / utility faucets shall be max 1.8 GPM @ 60 PSI
7. There shall be an exhaust fan installed in each bathroom, min 50 CFM, Energy Star w/ humidity control.

WATER HEATER NOTES

Per CENC 150.0(N), the following are required for new water heater system:

1. 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstruction.
2. A Category III or IV vent, or a type B vent with straight pipe between the outside termination and the space where the water heater is installed.
3. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining with pump assistance.
4. If Gas: a gas supply line with a capacity of at least 200,000 BTU/hour.

SD/CO NOTES

1. Per CBC 907.2.11, smoke alarms shall be listed as complying with UL 217 and installed according to the provision of this code and the Household Fire Warning Equipment Provisions of NFPA 72.
2. Smoke alarms/detectors are required at the following areas:
   - One on each floor level
   - One per bedroom
   - In the hallway outside bedrooms
   - In the adjacent room/area where the ceiling height exceeds that of the hallway by 24 inches.
3. Where new construction or electrical work occurs, the smoke alarms and carbon monoxide alarms shall be interconnected and hardwired and provided with battery backup per CRC R314.4, R314.6, R315.5, and R315.6.
4. Smoke alarms/detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
   - Exception: Ionization smoke alarms with an alarm silencing switch or photoelectric smoke alarms shall be installed a minimum of 10 feet from a permanently installed cooking appliance.
3. Smoke alarms/detectors shall be installed a minimum of 3 feet horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
4. Smoke alarms/detectors shall be installed a minimum of 3 feet horizontal distance from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

FIRE NOTES

1. Required fire blocking be installed in locations per R302.11CRC.
2. A Fire Extinguisher shall be kept on site at all times during construction.
3. Doors between mechanical rooms and habitable spaces shall be 1-Hour Fire Rated.
4. Areas under internal stairs shall be sheathed with Type X Gypsum Board.

FIRE SPRINKLER NOTES

1. FIRE SPRINKLERS REQUIRED: An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D for all of the following projects:
   - All new one and two-family dwellings
   - Existing dwellings when additions are made that increase the building area to more than the allowable Fire-Flow Appendix Tables B105.1(1) and B105.1(2) of the 2022 California Fire Code
   - Additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement)
   - Additions exceeding seven hundred fifty (750) square feet.
2. When automatic fire sprinkler systems are required, all associated (attached) garages shall be included.
3. Additions over fifty (50) percent and/or seven hundred fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems.
   - -- Exceptions: detached Accessory Dwelling Units (ADUs), provided that all of the following are met:
     a) The unit meets the definition of an accessory dwelling unit as defined in the government code section 65852.2.
     b) The existing primary residence does not have automatic fire sprinklers.
     c) The detached ADU does not exceed 1,200 square feet in size.
     d) The unit is on the same lot as the primary residence.
     e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2022 California Fire Code.
5. Additions that exceed 750 SF including the attached ADU: indicate on Project Info Sheet that a sprinkler system will be installed as a deferred submittal throughout the structure.
6. All fire sprinkler plans shall be submitted directly to the San Mateo County Fire Department by a licensed C-16 Fire Sprinkler Contractor.
7. The California Water Service requires double check valves installed on buildings equipped with fire sprinklers.
8. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

GENERAL NOTES

1. KNR Design Studio is referred to as the "Designer".
2. All work is to be performed in accordance with all governing codes, ordinances, and regulations.
3. No dimensions shall be taken by scaling from the drawings. Details take precedence over general sections or floor plans. If dimensions must be clarified, consult the Designer. Refer to the Drawing Symbols for dimensioning standards.
4. In case of any discrepancy in the contract documents, consult the Designer before proceeding.
5. Verify all dimensions on the job site prior to ordering or manufacturing.
6. General Contractor shall coordinate with applicable utility companies when rerouting electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.
7. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents and is responsible for construction means, methods, and procedures.
8. General Contractor shall coordinate all facets of his work and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for the Owner's work must be made. Coordinate with Designer.
9. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.
10. General Contractor shall review all architectural drawings including finish plans, electrical plans, and mechanical plans before framing. Coordinate recessed light fixture locations, shafts, and HVAC ductwork prior to framing. It is imperative that framing member locations do not conflict with locations of recessed light fixtures.
11. General Contractor shall install all appliances specified and all new equipment according to manufacturer's instructions. All guarantees, instruction booklets, and information regarding new equipment shall be handed directly to the Owner in one manila envelope at the time of substantial completion. Contractor shall verify that every piece of equipment and every appliance is in perfect working order and that information about all warranties and guarantees is made known to the Owner.
12. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the General Contractor and not proceed until satisfactory conditions are attained.
13. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Designer / Owner / Interior Designer.
14. Designer shall confirm all electrical device and light fixture locations before Contractor pulls wire.
15. Provide solid blocking as necessary for wall mounted shelves, fixtures, fittings, and accessories even when work is to be done by Owner directly. Coordinate work and locations with Owner / Designer.
16. All fastening devices to be concealed, unless otherwise shown.
17. Weatherstrip all exterior doors and windows.
18. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows and door frames, between sill plates and floors and between exterior wall panels.
19. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.
20. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7.
21. Minimum 65% of construction waste to be recycled or salvaged per 2016 CALGreen 4.408.1.
22. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

FIRE PREVENTION BUREAU NOTES ⚠

1. Installation of an automatic fire sprinkler system calculated to a 4-head design is required. The system shall comply with NFPA 13-D and Menlo Park Fire Standards.
   a) Fire flow data to be provided at time of deferred submittal for the fire suppression system.
   b) Residential fire sprinkler shall have an interior alarm activated by the flow switch that is audible in all sleeping areas.
2. Install smoke detectors inside and outside each sleeping area and on every level. Install carbon monoxide detectors outside sleeping area and on every occupiable level. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.
3. The applicant shall provide at least 4-inch tall with ½ inch stroke illuminated address numbers. Address must be illuminated from dusk till dawn via photocell or timer (no switches allowed). No solar illumination allowed. The address shall be visible from the street and contrasting to its background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

This space reserved for City Stamps / Approval

All drawings and written material appearing herein constitute original and unpublished work of KNR Design Studio and may not be duplicated, used, or disclosed without written consent.

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Harrison
RESIDENCE

805 Evergreen St.
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APN: 071-175-030

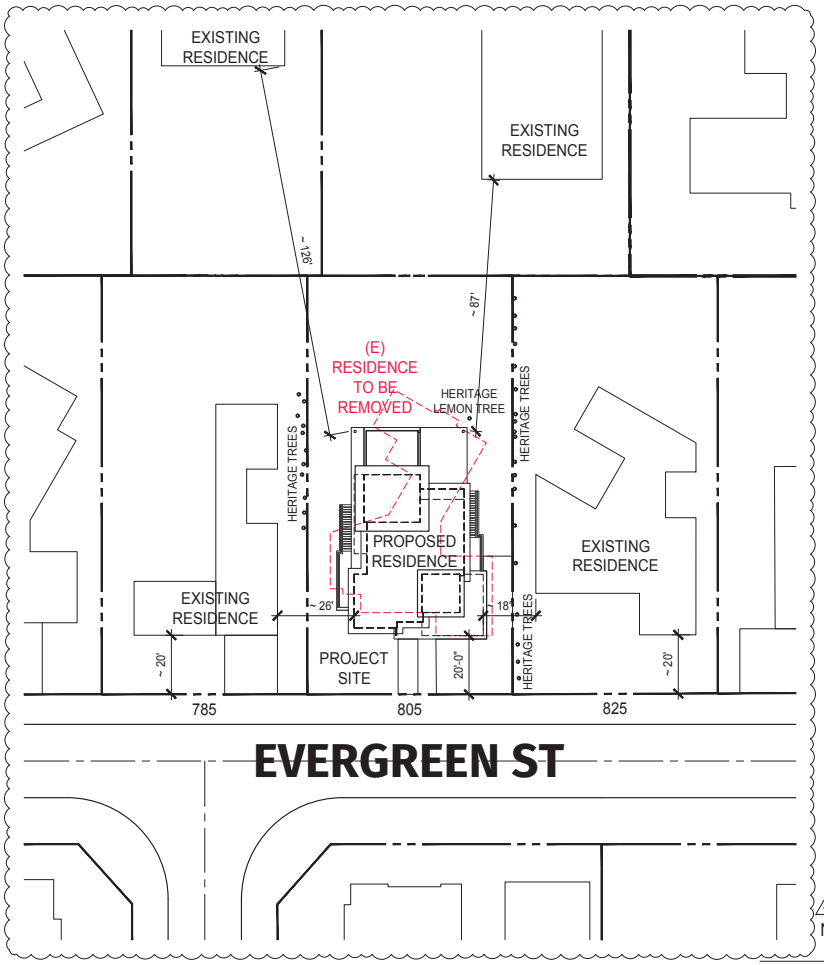
New House

No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
	05/14/24	Planning Submittal 2

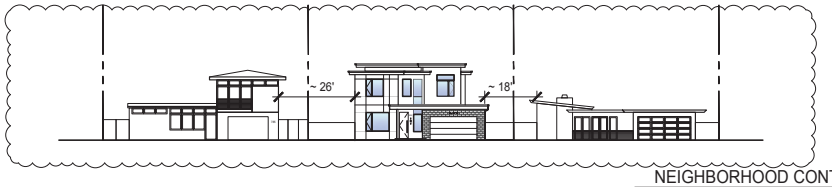
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	N.T.S.
Sheet	**Notes**

A0.2

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1 NEIGHBORHOOD CONTEXT MAP
SCALE: 1" = 20'-0"



2 NEIGHBORHOOD CONTEXT ELEVATIONS
SCALE: 1" = 20'-0"

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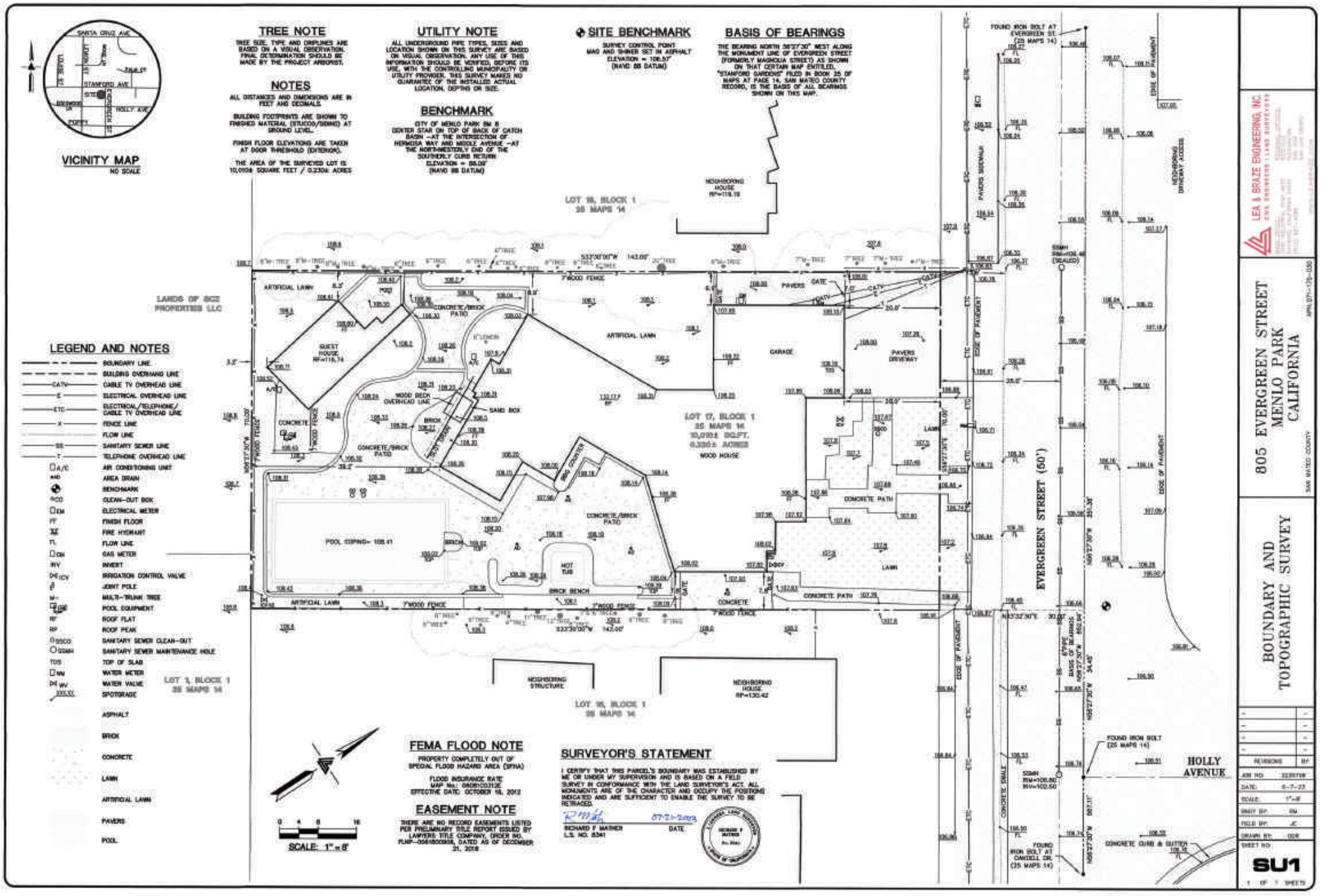
No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

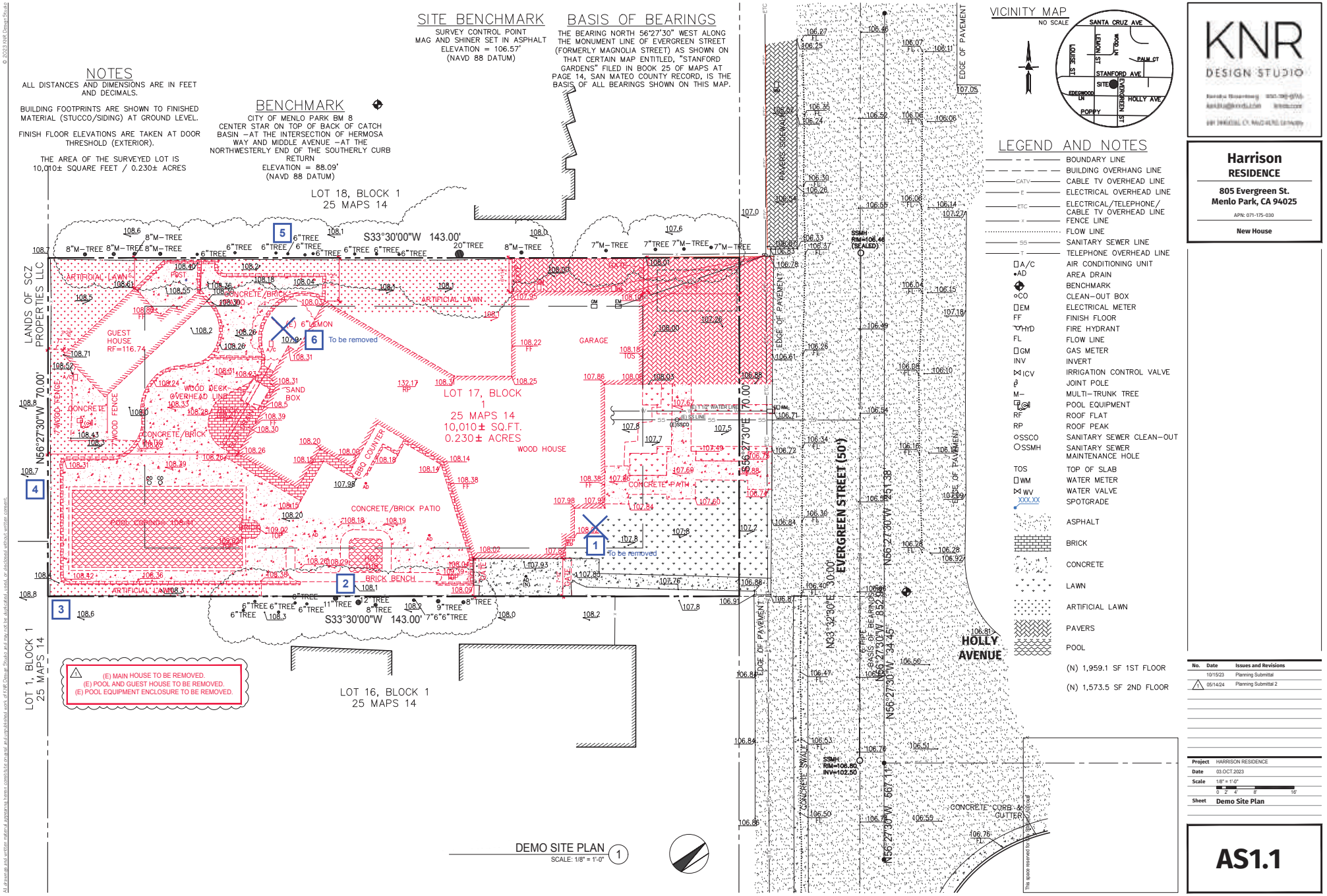
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	AS NOTED
Sheet	**Neighborhood Context Map**

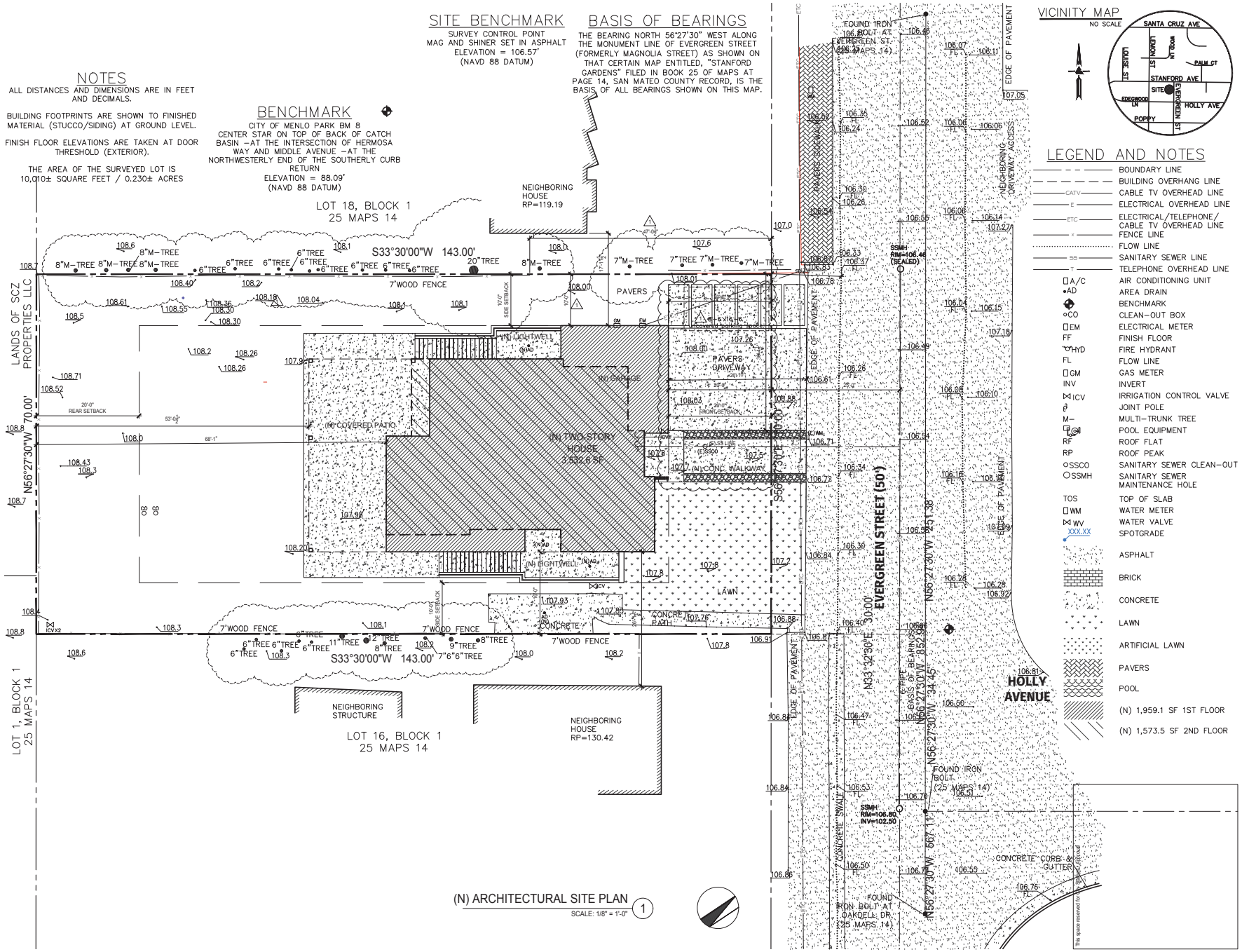
AN1.1

This space reserved for City Stamps / Approval

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VICINITY MAP
NO SCALE
TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 10,050± SQUARE FEET / 0.230± ACRES
UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
BENCHMARK
CITY OF MENLO PARK BM 8
CENTER STAR ON TOP OF BACK OF CATCH BASIN –AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE –AT THE NORTHWESTERLY END OF THE SOUTHERLY CURB RETURN
ELEVATION = 88.09'
(NAVD 88 DATUM)
SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 106.57'
(NAVD 88 DATUM)
BASIS OF BEARINGS
THE BEARING NORTH 56°27'30" WEST ALONG THE MONUMENT LINE OF EVERGREEN STREET (FORMERLY MAGNOLIA STREET) AS SHOWN ON THAT CERTAIN MAP ENTITLED, "STANFORD GARDENS" FILED IN BOOK 25 OF MAPS AT PAGE 14, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
LEGEND AND NOTES
BOUNDARY LINE
BUILDING OVERHANG LINE
CABLE TV OVERHEAD LINE
ELECTRICAL OVERHEAD LINE
ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
FENCE LINE
FLOW LINE
SANITARY SEWER LINE
TELEPHONE OVERHEAD LINE
AIR CONDITIONING UNIT
AREA DRAIN
BENCHMARK
CLEAN-OUT BOX
ELECTRICAL METER
FINISH FLOOR
FIRE HYDRANT
FLOW LINE
GAS METER
INVERT
IRRIGATION CONTROL VALVE
JOINT POLE
MULTI-TRUNK TREE
POOL EQUIPMENT
ROOF FLAT
ROOF PEAK
SANITARY SEWER CLEAN-OUT
SANITARY SEWER MAINTENANCE HOLE
TOP OF SLAB
WATER METER
WATER VALVE
SPOTGRADE
ASPHALT
BRICK
CONCRETE
LAWN
ARTIFICIAL LAWN
PAVERS
POOL
LOT 17, BLOCK 1
25 MAPS 14
10,050± SQFT.
0.230± ACRES
WOOD HOUSE
LANDS OF SCE PROPERTIES LLC
LOT 1, BLOCK 1
25 MAPS 14
LOT 18, BLOCK 1
25 MAPS 14
NEIGHBORING HOUSE RP=119.72
NEIGHBORING STRUCTURE
NEIGHBORING HOUSE RP=130.42
NEIGHBORING DRIVEWAY ACCESS
EVERGREEN STREET (50')
HOLLY AVENUE
FOUND IRON BOLT AT EVERGREEN ST. (25 MAPS 14)
FOUND IRON BOLT (25 MAPS 14)
FOUND IRON BOLT AT DANIELL DR. (25 MAPS 14)
EDGE OF PAVEMENT
PAVERS SIDEWALK
CONCRETE CURB & GUTTER
POOL COPING= 108.41
HOT TUB
BRICK BENCH
SAND BOX
BBQ COUNTER
GUEST HOUSE RP=116.74
GARAGE
PAVERS DRIVEWAY
CONCRETE PATH
7'WOOD FENCE
533°30'00"W 143.00'
533°30'00"W 142.00'
N33°33'30"E 30.00'
S33°33'30"E 30.00'
N56°27'30"W 852.94'
N56°27'30"W 34.45'
S56°27'30"E 851.11'
FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP No.: 06081C0312E
EFFECTIVE DATE: OCTOBER 16, 2012
EASEMENT NOTE
THERE ARE NO RECORD EASEMENTS LISTED PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, ORDER NO. FUNP-0561800908, DATED AS OF DECEMBER 21, 2018
SURVEYOR'S STATEMENT
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
RICHARD F MATHER
L.S. NO. 8341
07-27-2023
DATE
SCALE: 1" = 8'
LEA & BRAZE ENGINEERING, INC.
805 EVERGREEN STREET
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN 071-172-030
BOUNDARY AND TOPOGRAPHIC SURVEY
REVISIONS
BY
JOB NO: 2230708
DATE: 6-7-23
SCALE: 1"=8'
DRAFT BY: RM
FIELD BY: JC
DRAWN BY: DDR
SHEET NO:
SU1
1 OF 1 SHEETS


SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 106.57'
(NAVD 88 DATUM)
BASIS OF BEARINGS
THE BEARING NORTH 56°27'30" WEST ALONG THE MONUMENT LINE OF EVERGREEN STREET (FORMERLY MAGNOLIA STREET) AS SHOWN ON THAT CERTAIN MAP ENTITLED, "STANFORD GARDENS" FILED IN BOOK 25 OF MAPS AT PAGE 14, SAN MATEO COUNTY RECORD, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 10,010± SQUARE FEET / 0.230± ACRES
BENCHMARK
CITY OF MENLO PARK BM 8
CENTER STAR ON TOP OF BACK OF CATCH BASIN –AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE –AT THE NORTHWESTERLY END OF THE SOUTHERLY CURB RETURN
ELEVATION = 88.09'
(NAVD 88 DATUM)
LOT 18, BLOCK 1
25 MAPS 14
S33°30'00"W 143.00'
LANDS OF SCZ PROPERTIES LLC
N56°27'30"W 70.00'
GUEST HOUSE
RF=116.74
(E) 6" LEMON
To be removed
GARAGE
LOT 17, BLOCK 1
25 MAPS 14
10,010± SQ.FT.
0.230± ACRES
WOOD HOUSE
BBQ COUNTER
CONCRETE/BRICK PATIO
POOL COPING
BRICK BENCH
ARTIFICIAL LAWN
WOOD DECK
OVERHEAD LINE
SAND BOX
CONCRETE/BRICK
WOOD FENCE
CONCRETE PATH
S56°27'30"E 70.00'
EVERGREEN STREET (50')
EDGE OF PAVEMENT
PAVERS (SIDEWALK)
HOLLY AVENUE
N33°32'30"E 852.38'
N56°27'30"W 667.11'
N56°27'30"W 34.45'
SSMH RIM=106.46 (SEALED)
SSMH RIM=106.80 INV=102.50
CONCRETE CURB & GUTTER
LOT 16, BLOCK 1
25 MAPS 14
LOT 1, BLOCK 1
25 MAPS 14
(E) MAIN HOUSE TO BE REMOVED.
(E) POOL AND GUEST HOUSE TO BE REMOVED.
(E) POOL EQUIPMENT ENCLOSURE TO BE REMOVED.
DEMO SITE PLAN
SCALE: 1/8" = 1'-0"
1
VICINITY MAP
NO SCALE
SANTA CRUZ AVE
WOODLAND AVE
LEXON ST
LOUISE ST
PALM CT
STANFORD AVE
SITE
EDGEWOOD LN
EVERGREEN ST
HOLLY AVE
POPPY
LEGEND AND NOTES
BOUNDARY LINE
BUILDING OVERHANG LINE
CABLE TV OVERHEAD LINE
ELECTRICAL OVERHEAD LINE
ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
FENCE LINE
FLOW LINE
SANITARY SEWER LINE
TELEPHONE OVERHEAD LINE
A/C AIR CONDITIONING UNIT
AD AREA DRAIN
BENCHMARK
CO CLEAN–OUT BOX
EM ELECTRICAL METER
FF FINISH FLOOR
HYD FIRE HYDRANT
FL FLOW LINE
GM GAS METER
INV INVERT
ICV IRRIGATION CONTROL VALVE
JOINT POLE
M– MULTI–TRUNK TREE
POOL EQUIPMENT
RF ROOF FLAT
RP ROOF PEAK
SSCO SANITARY SEWER CLEAN–OUT
SSMH SANITARY SEWER MAINTENANCE HOLE
TOS TOP OF SLAB
WM WATER METER
WV WATER VALVE
XXX.XX SPOTGRADE
ASPHALT
BRICK
CONCRETE
LAWN
ARTIFICIAL LAWN
PAVERS
POOL
(N) 1,959.1 SF 1ST FLOOR
(N) 1,573.5 SF 2ND FLOOR
KNR DESIGN STUDIO
Harrison
RESIDENCE
805 Evergreen St.
Menlo Park, CA 94025
APN: 071-175-030
New House
No. Date Issues and Revisions
10/15/23 Planning Submittal
05/14/24 Planning Submittal 2
Project HARRISON RESIDENCE
Date 03.OCT.2023
Scale 1/8" = 1'-0"
Sheet Demo Site Plan
AS1.1



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- CATV — CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- X — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE OVERHEAD LINE
- A/C — AIR CONDITIONING UNIT
- AD — AREA DRAIN
- BENCHMARK
- CO — CLEAN–OUT BOX
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- HYD — FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M– — MULTI–TRUNK TREE
- EQ — POOL EQUIPMENT
- RF — ROOF FLAT
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN–OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TOS — TOP OF SLAB
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- LAWN
- ARTIFICIAL LAWN
- PAVERS
- POOL
- (N) 1,959.1 SF 1ST FLOOR
- (N) 1,573.5 SF 2ND FLOOR

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Harrison
RESIDENCE
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Menlo Park, CA 94025
APN: 071-175-030
New House

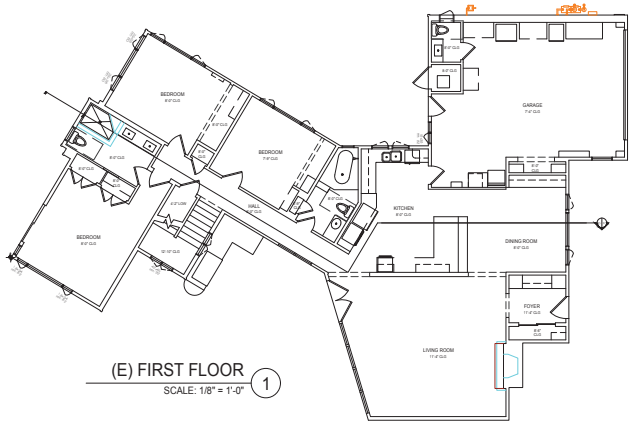
No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/8" = 1'-0" (0 2' 4' 8' 16')
Sheet	**Architectural Site Plan**

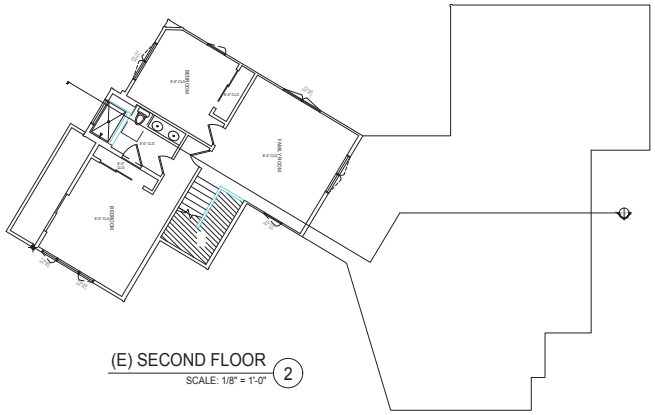
AS1.2

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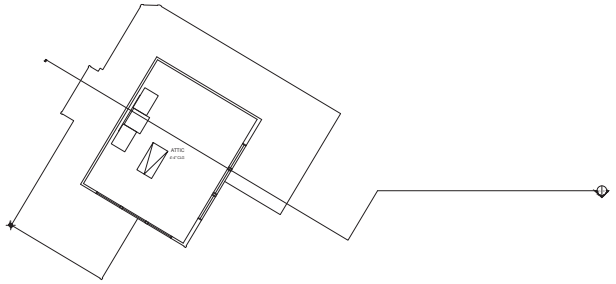
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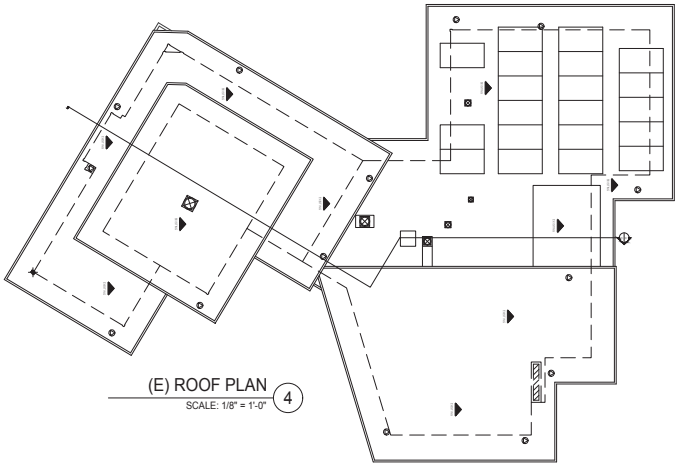
(E) FIRST FLOOR 1
SCALE: 1/8" = 1'-0"



(E) SECOND FLOOR 2
SCALE: 1/8" = 1'-0"



(E) ATTIC 3
SCALE: 1/8" = 1'-0"



(E) ROOF PLAN 4
SCALE: 1/8" = 1'-0"

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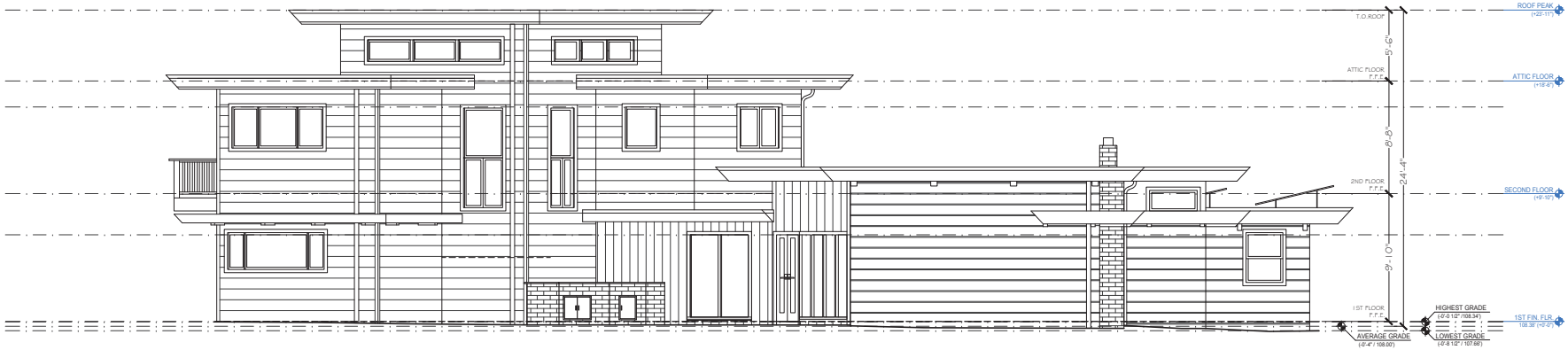
No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	3/16" = 1'-0" (0 1' 2' 4' 8' 16')
Sheet	(E) Floor Plans, Roof Plan (TO BE DEMOLISHED)

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A1.1

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(E) SOUTH-EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



(E) SOUTH-WEST ELEVATION 2

SCALE: 1/4" = 1'-0"

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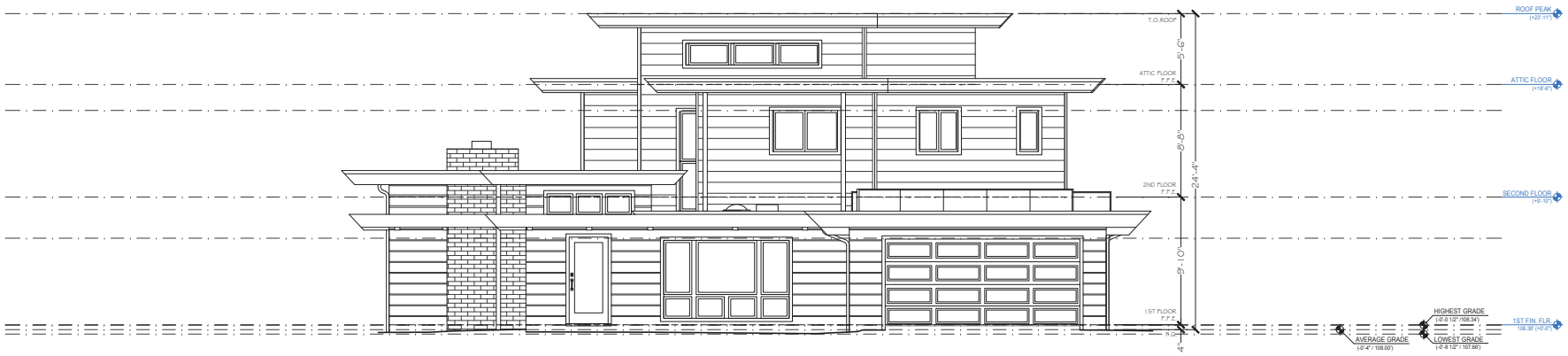
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Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	3/16" = 1'-0" (0 1' 2' 4' 8' 16')
Sheet	(E) Elevations (TO BE DEMOLISHED)

A1.2

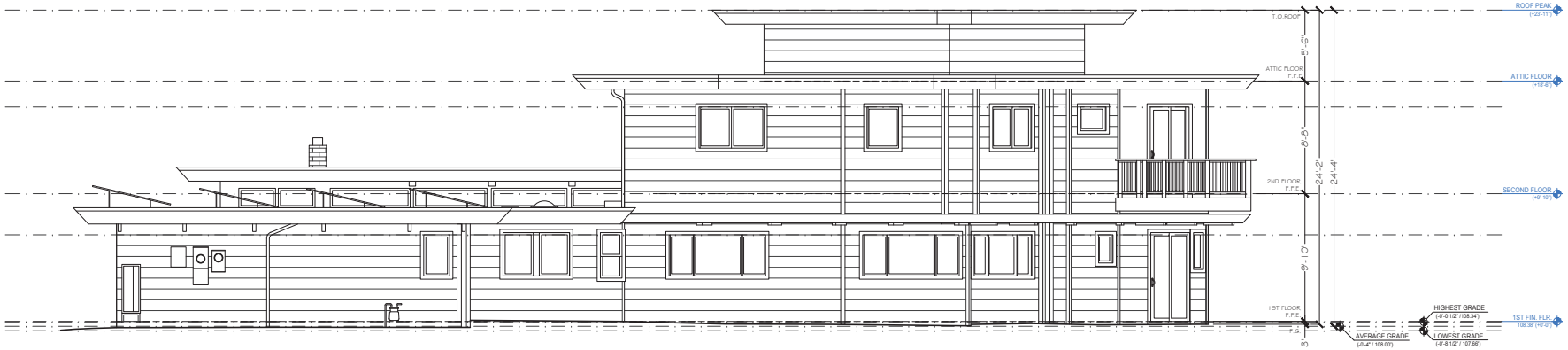
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(E) NORTH-EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



(E) NORTH-WEST ELEVATION 2

SCALE: 1/4" = 1'-0"

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No.	Date	Issues and Revisions
1	05/14/24	Planning Submittal 2

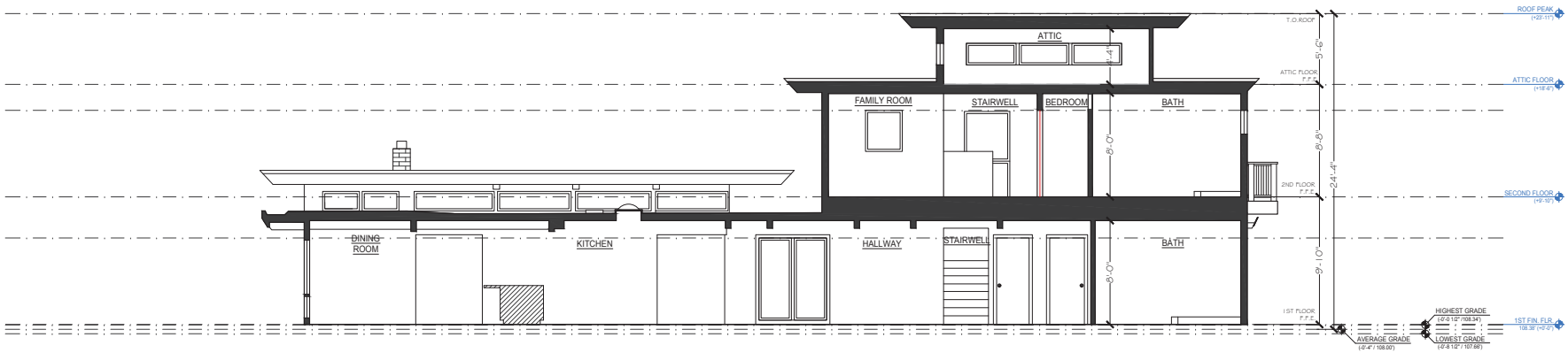
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	3/16" = 1'-0" (0 1' 2' 4' 8' 16')
Sheet	(E) Elevations (TO BE DEMOLISHED)

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(E) SECTION A 1

SCALE: 1/4" = 1'-0"

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No.	Date	Issues and Revisions
1	05/14/24	Planning Submittal 2

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Date	03.OCT.2023
Scale	3/16" = 1'-0" (0 1' 2' 4' 8' 16')
Sheet	(E) Section (TO BE DEMOLISHED)

A1.4

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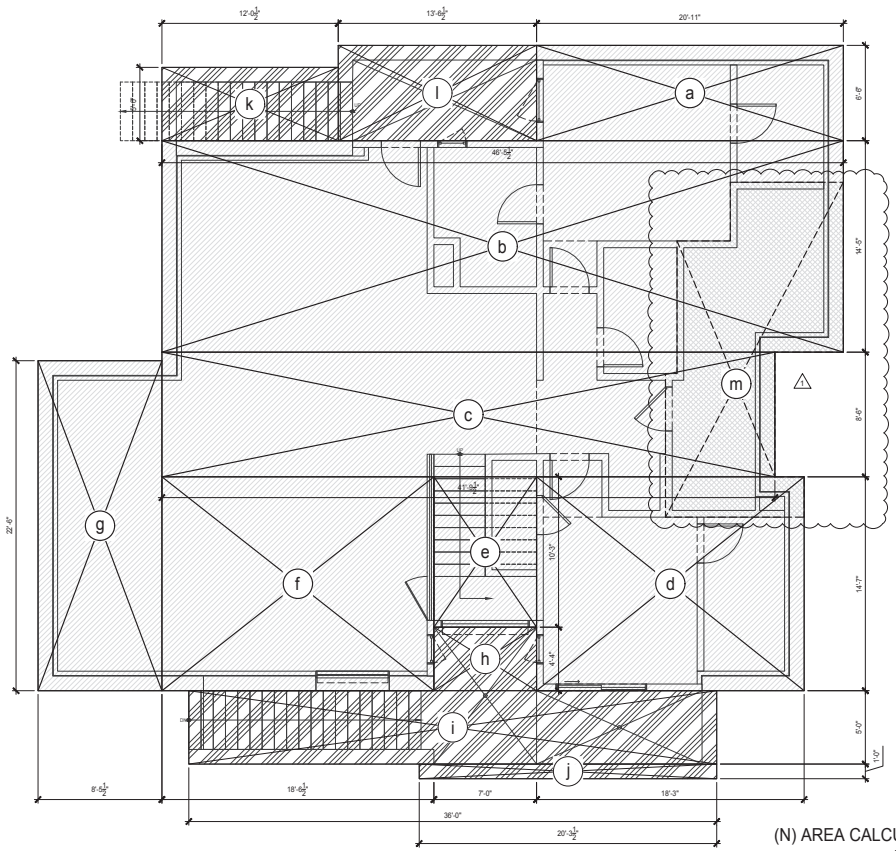
BASEMENT FLOOR AREAS

Area	Dimensions	SF
a	20'-11" x 6'-6"	135.9
b	46'-5 1/2" x 14'-5"	669.7
c	41'-9 1/2" x 8'-6"	355.3
d	18'-3" x 14'-7"	266.1
e	7'-0" x 10'-3"	71.7
f	18'-6 1/2" x 14'-7"	270.4
g	8'-5 1/2" x 22'-6"	190.0
TOTAL BASEMENT		1,959.1
m (Mechanical room - non-habitable)	---	205.1
Habitable		1,754.0

(BASEMENT NOT INCLUDED IN FAL)

LIGHTWELLS

Area	Dimensions	SF
h	7'-0" x 4'-4"	30.3
i	36'-0" x 5'-0"	180.0
j	20'-3 1/2" x 1'-0"	20.3
k	12'-0 1/2" x 5'-0"	60.1
l	13'-6 1/2" x 6'-6"	87.9
TOTAL		378.6
TOTAL (BASEMENT + LIGHTWELLS)		2,337.8



(N) AREA CALCULATIONS - BASEMENT (1)
SCALE: 1/4" = 1'-0"

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Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	Area Calcs & Conditions of Approval - Basement

AX1.0

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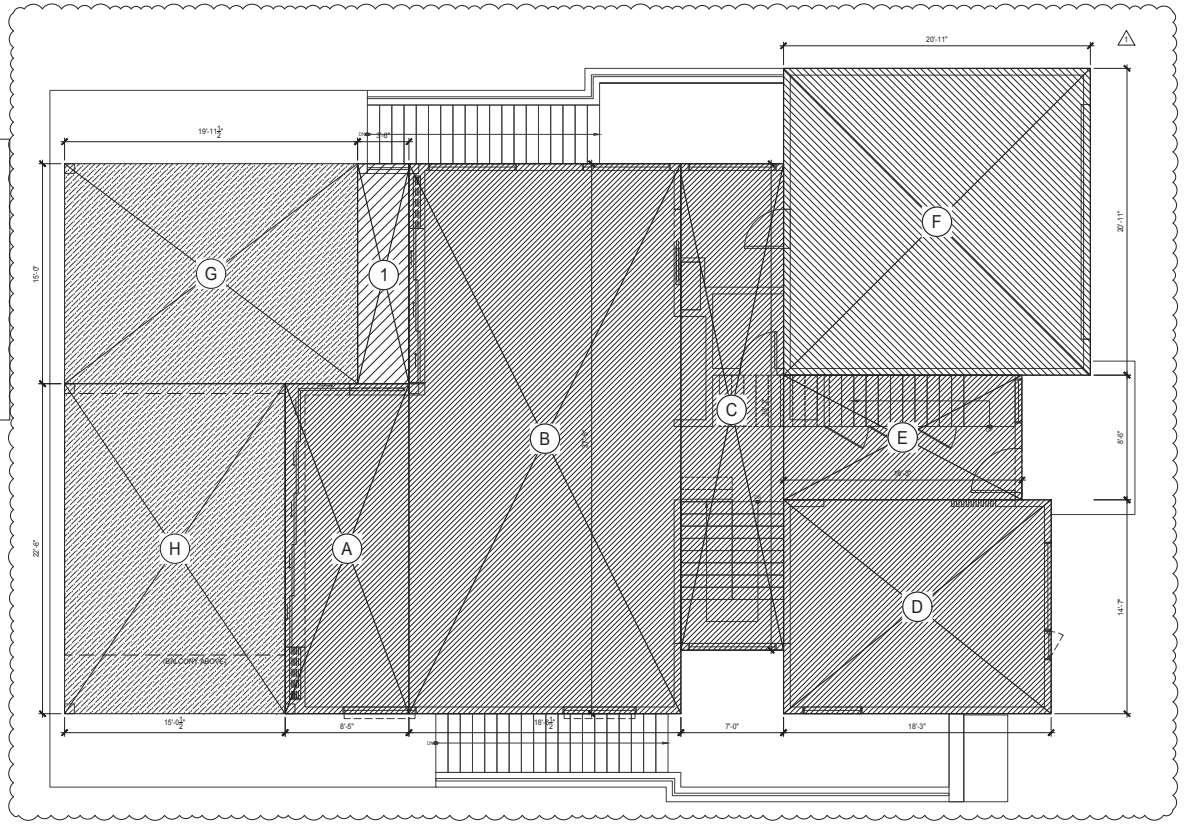
FLOOR AREA LIMIT: 3,552.5 SF

FLOOR AREA LIMIT CALCULATIONS (FIRST FLOOR)

Area		Dimensions	SF
A		8'-5" x 22'-6"	189.9
B		18'-6 1/2" x 37'-6"	695.3
C		7'-0" x 33'-2"	232.2
D		18'-3" x 14'-7"	266.1
E		16'-3" x 8'-6"	138.1
TOTAL HABITABLE			1,521.6
F	Garage	20-11" x 20'-11"	437.5
TOTAL NON-HABITABLE			437.5
TOTAL FAL - FIRST FLOOR			1,959.1
TOTAL FAL - SECOND FLOOR (SEE SHEET AX1.2)			1,590.3
TOTAL FAL			**3,549.4**
ALLOWABLE FAL			3,552.5

BUILDING COVERAGE CALCULATION

Area	Dimensions	SF
1 (2nd flr overhang)	3'-6" x 15'-0"	52.6
G (covered porch)	19'-11 1/2" x 15'-0"	299.7
H (covered porch)	15'-0 1/2" x 22'-6"	338.4
TOTAL		743.2
TOTAL FAL - FIRST FLOOR		1,959.1
TOTAL BUILDING COVERAGE		**2,702.3**
ALLOWABLE BUILDING COVERAGE		3,503.5



(N) AREA CALCULATIONS - FIRST FLOOR (1)
SCALE: 1/4" = 1'-0"

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Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	**Area Calcs & Conditions of Approval - First Floor**

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AX1.1

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FLOOR AREA LIMIT: 3,552.5 SF

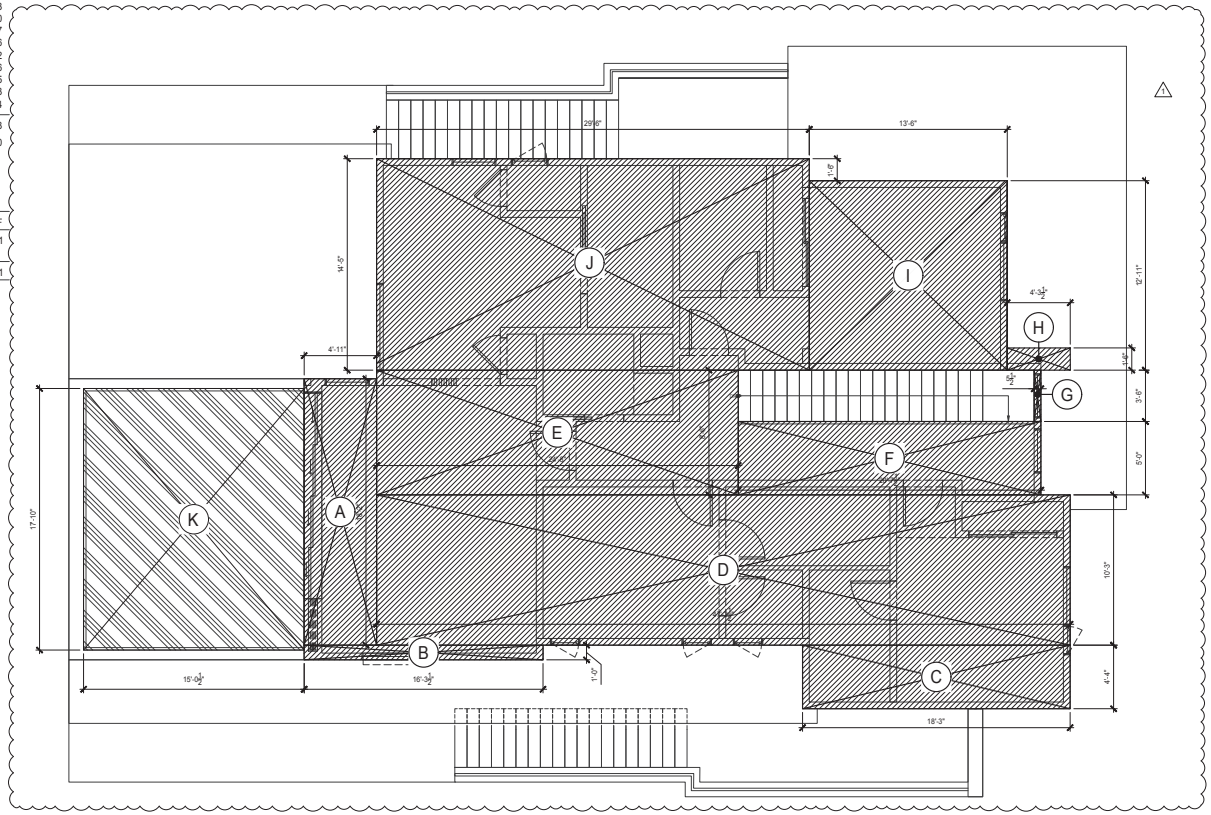
FLOOR AREA LIMIT CALCULATIONS (SECOND FLOOR)

Area	Dimensions	SF
A	4'-11" x 18'-2"	89.7
B	16'-3 1/2" x 1'-0"	16.3
C	18'-3" x 4'-4	79.0
D	47'-3 1/2" x 10'-3"	484.7
E	24'-8" x 8'-6"	209.6
F	20'-7 1/2" x 5'-0"	103.2
G	0'-5 1/2" x 3'-6"	1.6
H	4'-3 1/2" x 1'-6"	6.5
I	13'-6" x 12'-11"	174.3
J	29'-6" x 14'-5"	425.4
TOTAL FAL - SECOND FLOOR		1,590.3
MAX ALLOWABLE SECOND FLOOR		1,739.0

BALCONY AREA

Area	Dimensions	SF
K	15'-0 1/2" x 17'-10"	268.1
Total Balcony Area		268.1

(NOTE: Already counted in Building Coverage, see AX1.1)



(N) AREA CALCULATIONS - SECOND FLOOR (1)

SCALE: 1/4" = 1'-0"

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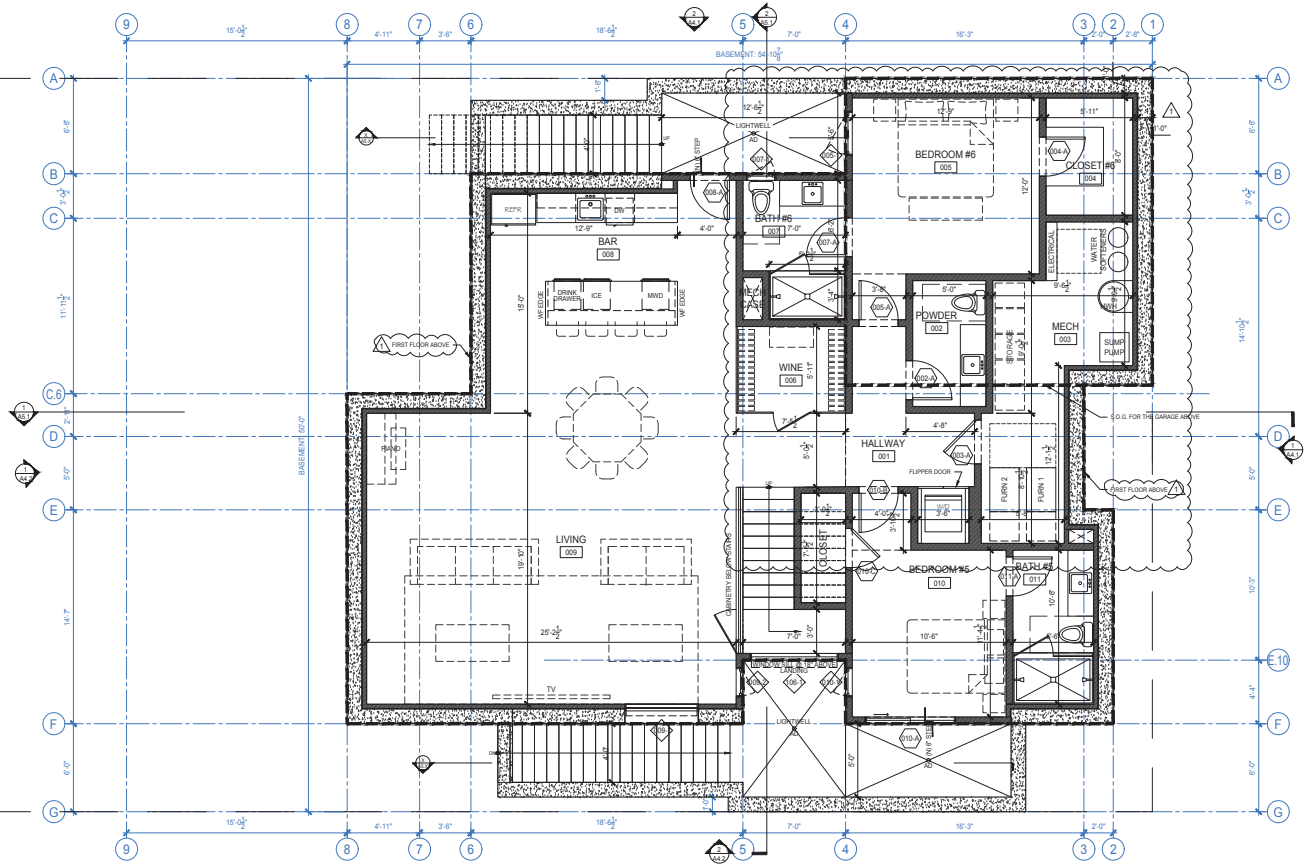
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	Area Calcs & Conditions of Approval - Second Floor

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AX1.2

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(N) BASEMENT 1

SCALE: 1/4" = 1'-0"

FOUNDATION VENTING CALCULATIONS
NOT REQ'D (BASEMENT)

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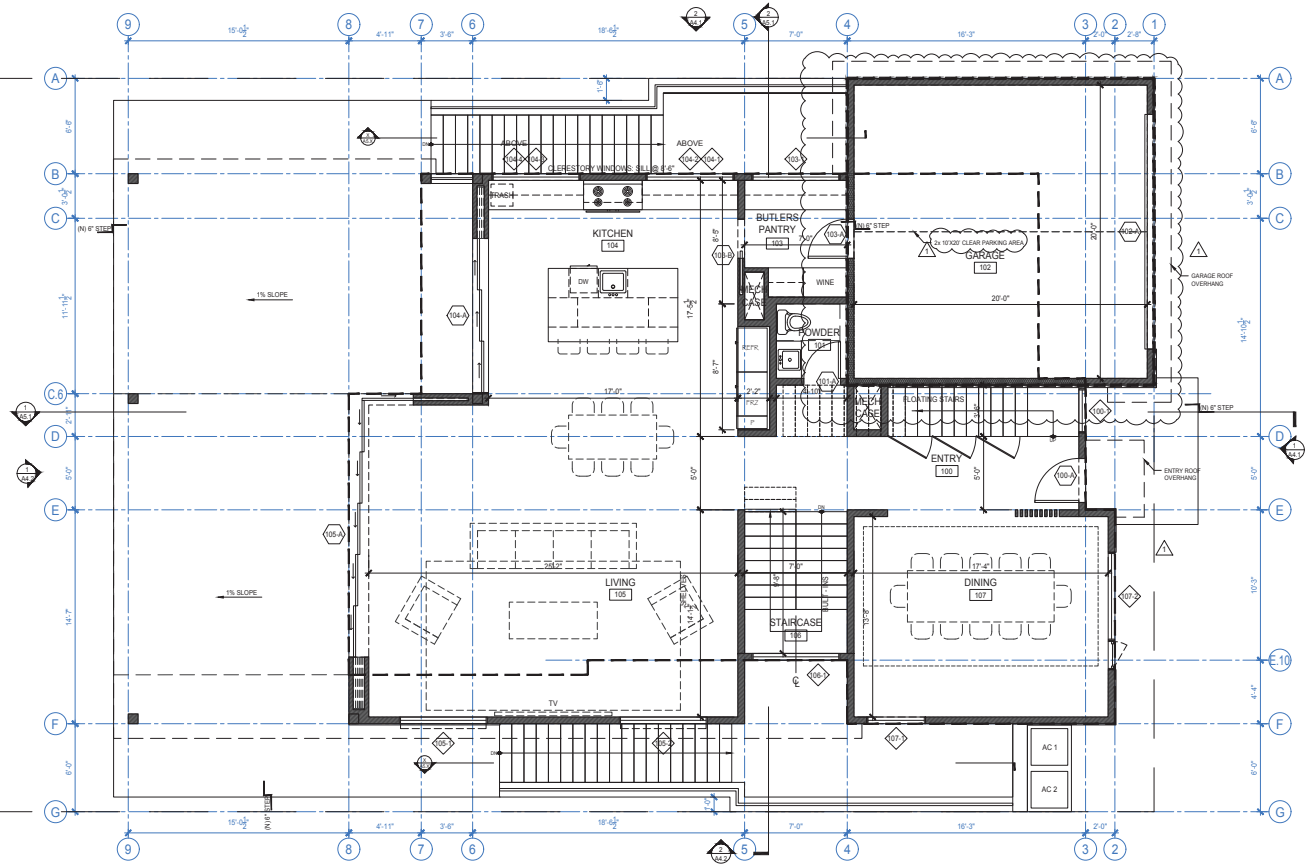
No.	Date	Issues and Revisions
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1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0"
Sheet	Basement Plan

A2.0

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(N) FIRST FLOOR 1

SCALE: 1/4" = 1'-0"

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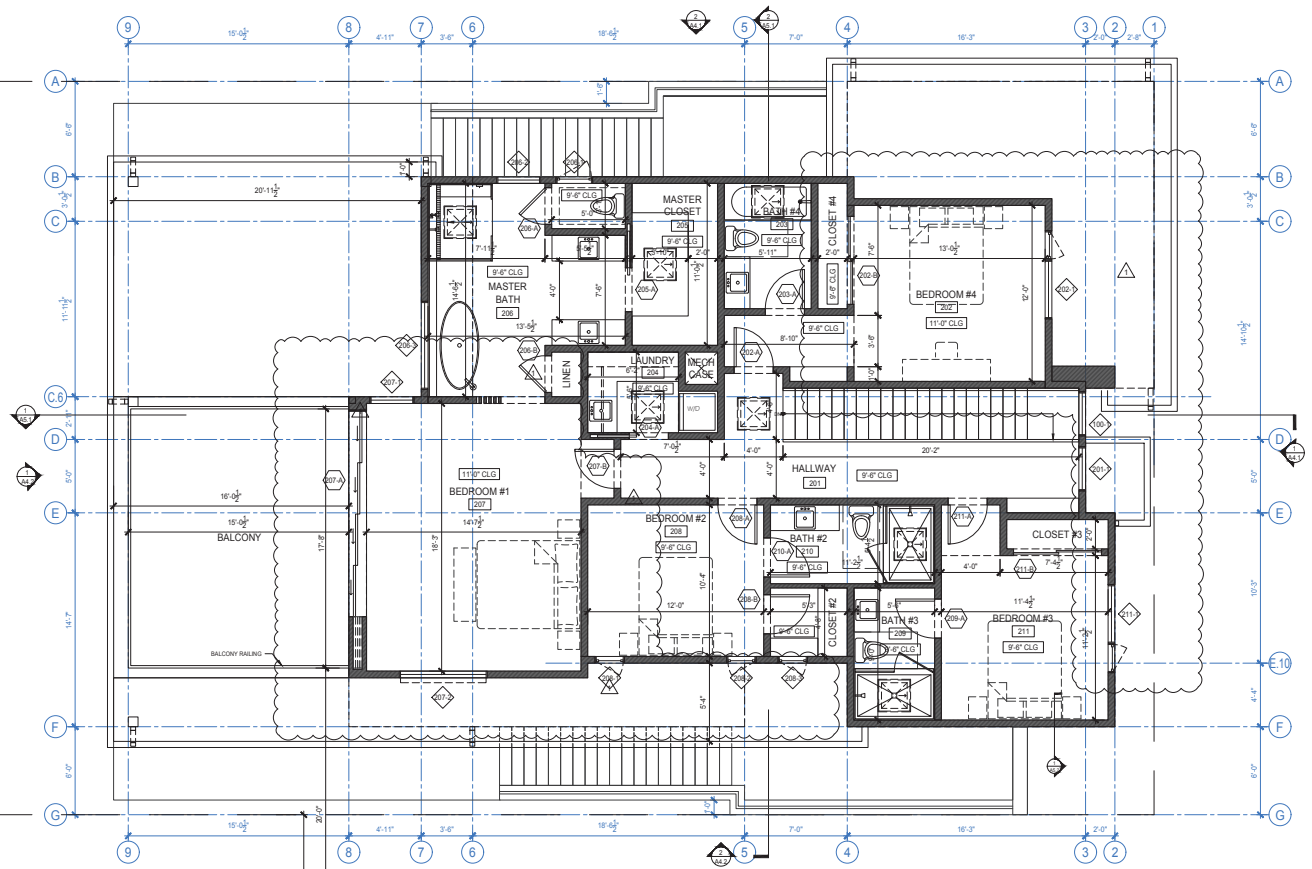
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0"
Sheet	Floor Plan

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INTERIOR OF SKYLIGHT WELLS IS LESS THAN 12' IN HEIGHT, THEREFORE IS ONLY COUNTED AS SINGLE FLOOR AREA.

(N) SECOND FLOOR 1
SCALE: 1/4" = 1'-0"

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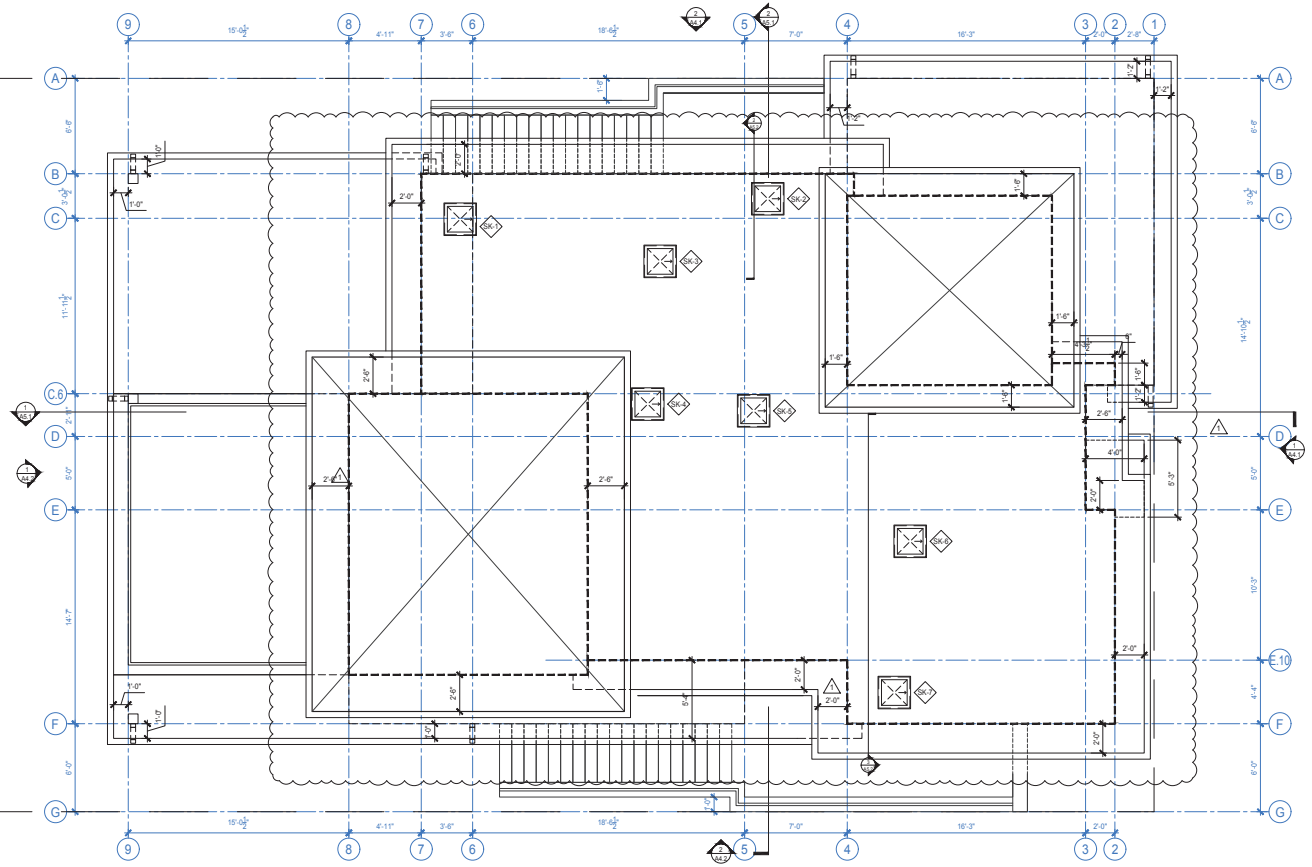
No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	Second Floor Plan

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A2.2

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(N) ROOF PLAN 1
SCALE: 1/4" = 1'-0"

ROOF VENTING NOT REQUIRED;
SPRAY FOAM INSULATION BEING USED.

ALL SKYLIGHTS @ ROOF:
CURB MOUNTED

ROOF VENTING CALCULATIONS
NOT REQ'D (SPRAY FOAM INSULATION)

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Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0"
Sheet	Roof Plan

A2.3

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WINDOWS & DOORS
Marvin Modern
Alu.Clad Wood
Color: Black



RWLs
Extruded Aluminum
Color: Black



ROOFING
Membrane Roofing
Color: T.B.D.



SIDING
Metal Siding
Color: Black



SIDING
Stucco, smooth
Painted
Color: BM White Dove



UNDERSIDE OF EAVES
T&G boards,
Painted
Color:



STONE VENEER
Color: Sonoma White

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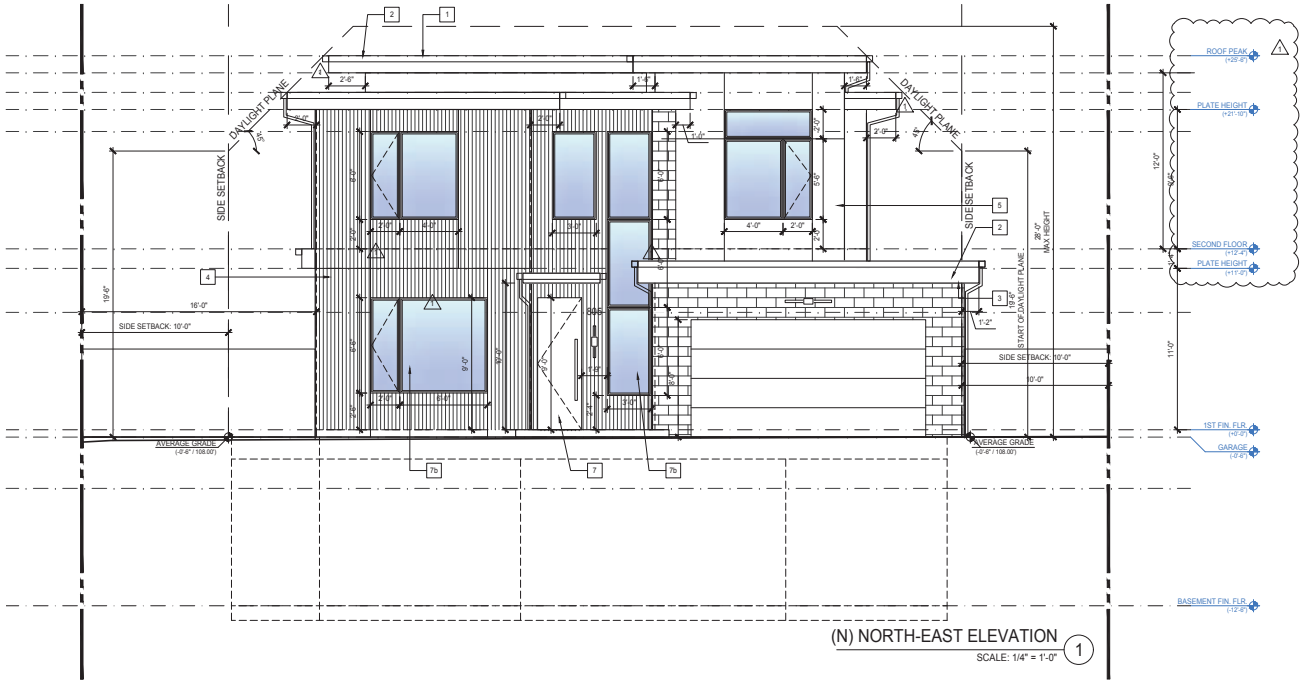
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/2" = 1'-0" (0, 1', 2', 4')
Sheet	**Materials Board**

A4.0

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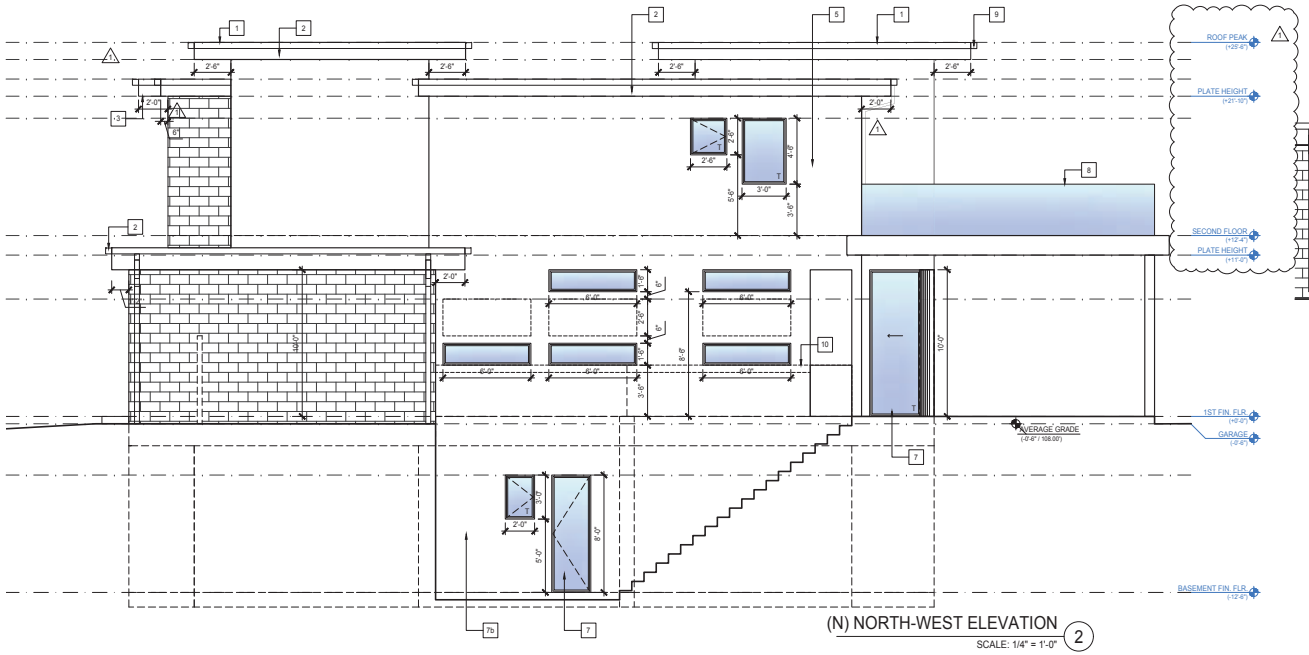
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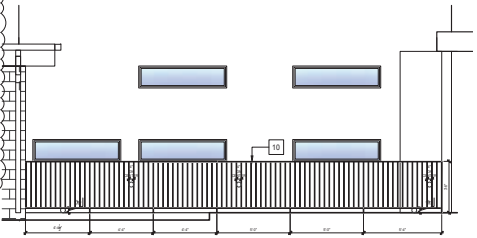
(N) NORTH-EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



(N) NORTH-WEST ELEVATION 2

SCALE: 1/4" = 1'-0"



(N) LIGHTWELL RAILING 3

SCALE: 1/4" = 1'-0"

1 (N) ROOF
COLOR: ZINC GRAY

2 (N) FASCIA
COLOR: BLACK

3 (N) UNDERSIDE OF EAVES: T&G
COLOR: T.B.D.

4 (N) METAL PANLES
COLOR: BLACK

5 3-COAT STUCCO SIDING
COLOR: WHITE

6 (N) STONE ACCENT
COLOR: CREAM

7 (N) MARVIN DOORS
COLOR: BLACK

7b (N) MARVIN WINDOWS
COLOR: BLACK

8 (N) 42" TALL GLASS RAILING

9 (N) 8" BOX GUTTER W/ DEBRIS SCREEN;
COLOR: BLACK

9b (N) RECTANGULAR RWL;
COLOR: BLACK

10 (N) 42" TALL METAL RAILING

KNR
DESIGN STUDIO
Kendra Rosenberg 650-388-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

Harrison
RESIDENCE

805 Evergreen St.
Menlo Park, CA 94025

APN: 071-175-030

New House

No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

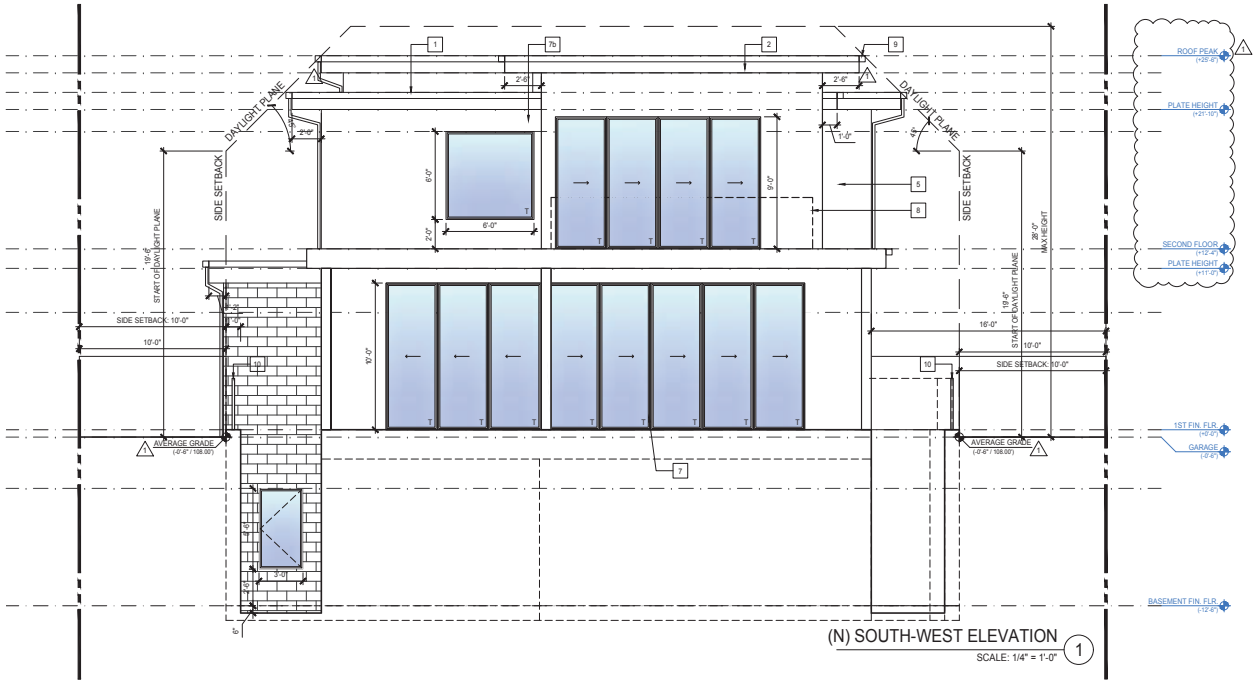
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0"
Sheet	Exterior Elevations

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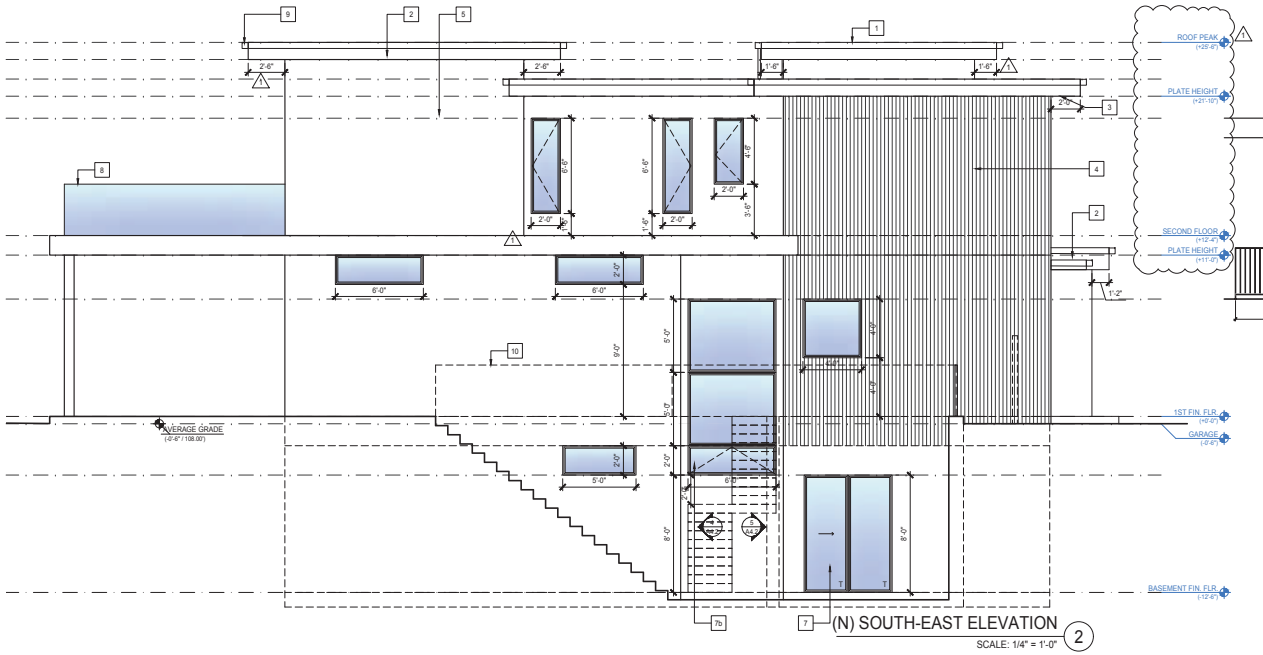
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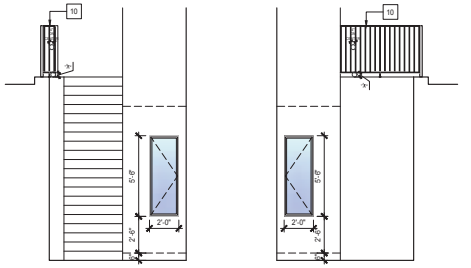


(N) SOUTH-WEST ELEVATION 1
SCALE: 1/4" = 1'-0"



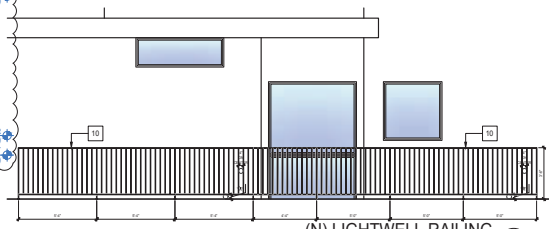
(N) SOUTH-EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

1 (N) ROOF
COLOR: ZINC GRAY
2 (N) FASCIA
COLOR: BLACK
3 (N) UNDERSIDE OF EAVES: T&G
COLOR: T.B.D.
4 (N) METAL PANLES
COLOR: BLACK
5 3-COAT STUCCO SIDING
COLOR: WHITE
6 (N) STONE ACCENT
COLOR: CREAM
7 (N) MARVIN DOORS
COLOR: BLACK
7b (N) MARVIN WINDOWS
COLOR: BLACK
8 (N) 42" TALL GLASS RAILING
9 (N) 8" BOX GUTTER W/ DEBRIS SCREEN;
COLOR: BLACK
9b (N) RECTANGULAR RWL;
COLOR: BLACK
10 (N) 42" TALL METAL RAILING



(N) LIGHTWELL FACE A 4
SCALE: 1/4" = 1'-0"

(N) LIGHTWELL FACE A 5
SCALE: 1/4" = 1'-0"



(N) LIGHTWELL RAILING 3
SCALE: 1/4" = 1'-0"

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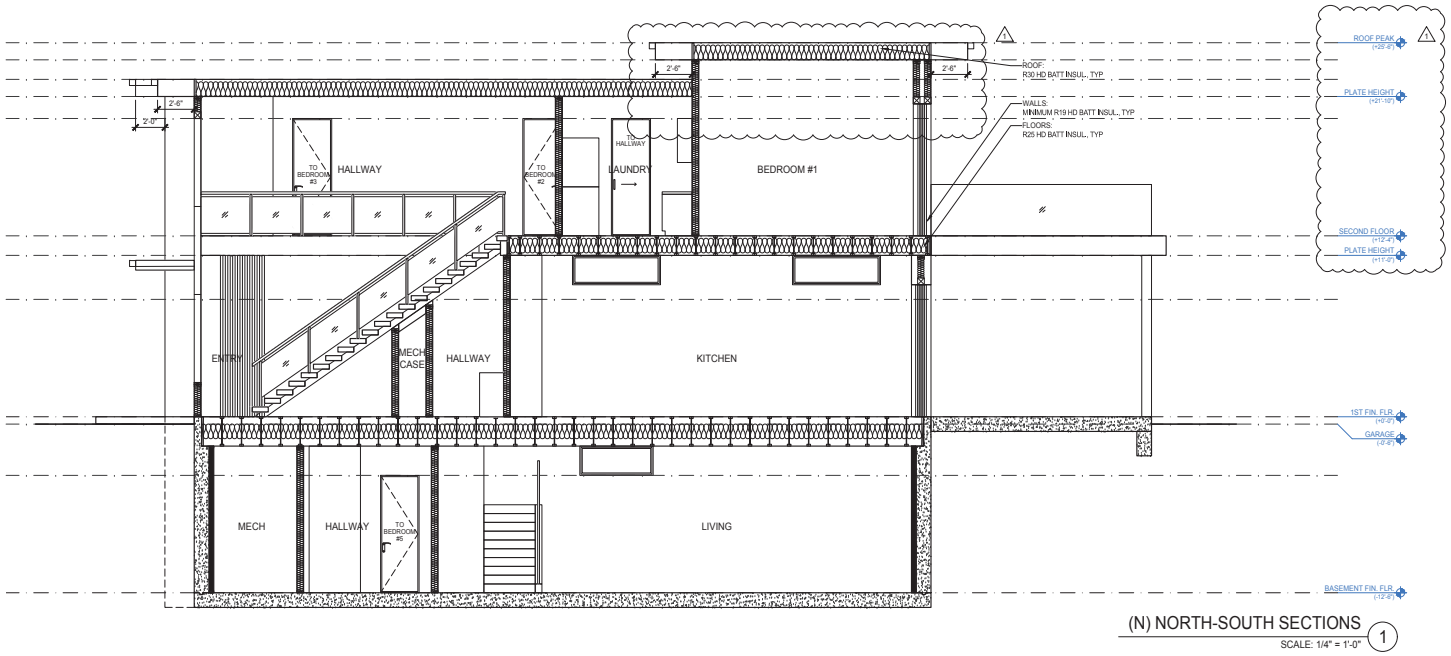
Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0"
	0 1' 2' 4' 8'
Sheet	**Exterior Elevations**

This space reserved for City Stamps / Approval

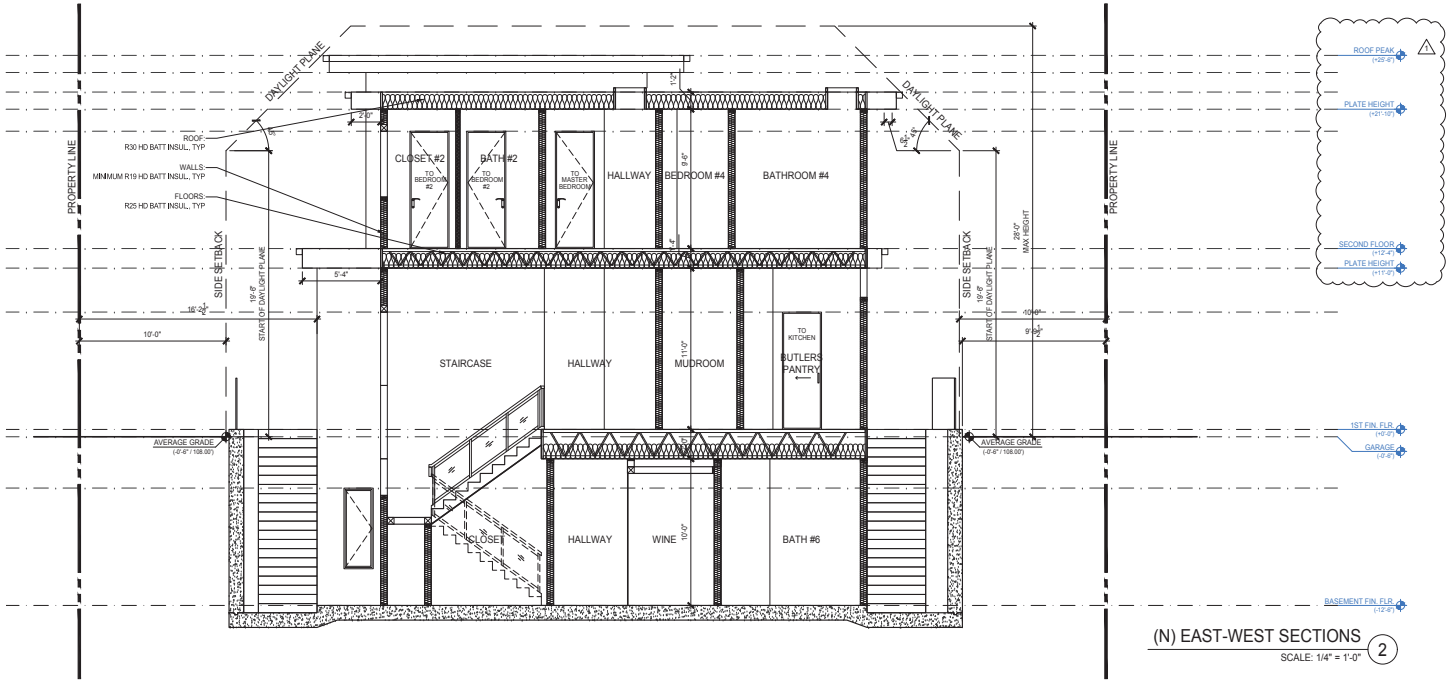
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(N) NORTH-SOUTH SECTIONS 1
SCALE: 1/4" = 1'-0"



(N) EAST-WEST SECTIONS 2
SCALE: 1/4" = 1'-0"

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Harrison
RESIDENCE
805 Evergreen St.
Menlo Park, CA 94025
APN: 071-175-030
New House

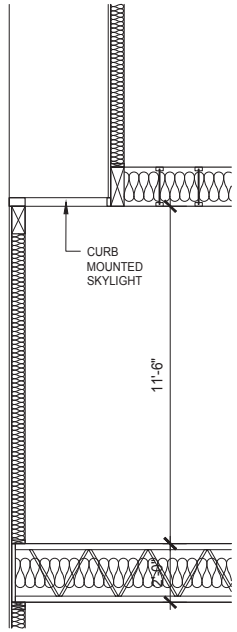
No.	Date	Issues and Revisions
	10/15/23	Planning Submittal
1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	Sections

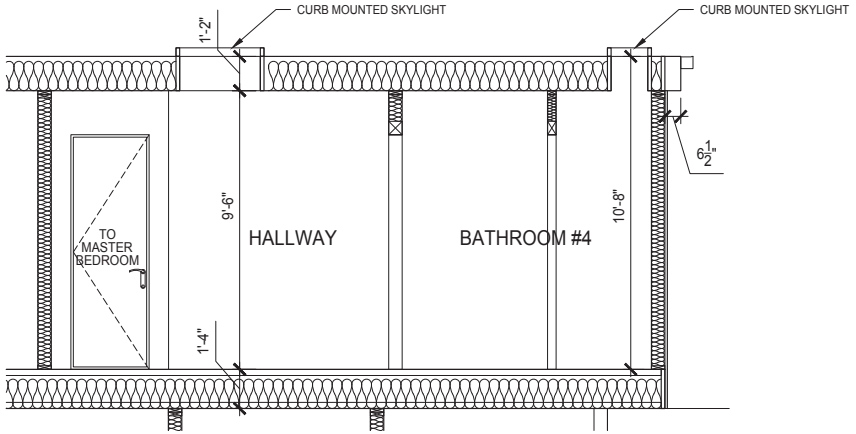
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A5.1

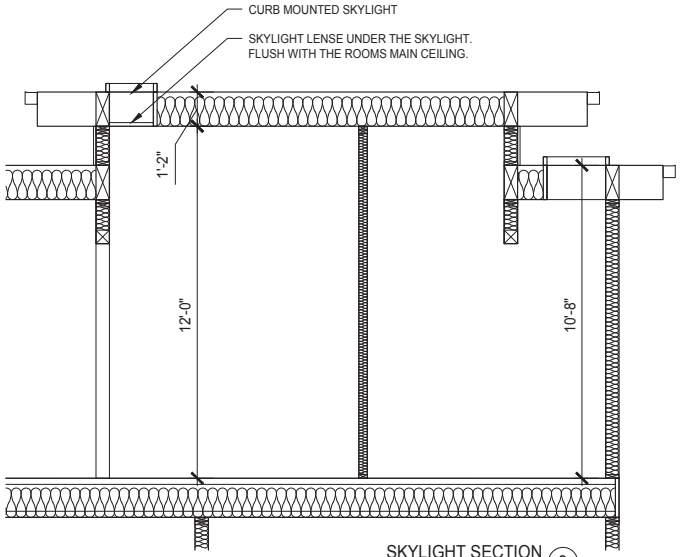
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SKYLIGHT SECTION 1
SCALE: 1/2" = 1'-0"



SKYLIGHT SECTION 2
SCALE: 1/2" = 1'-0"



SKYLIGHT SECTION 3
SCALE: 1/2" = 1'-0"

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Harrison
RESIDENCE
805 Evergreen St.
Menlo Park, CA 94025
APN: 071-175-030
New House

No.	Date	Issues and Revisions
1	05/14/24	Planning Submittal 2

Project	HARRISON RESIDENCE
Date	03.OCT.2023
Scale	1/4" = 1'-0" (0 1' 2' 4' 8')
Sheet	Sections (Skylights)

This space reserved for City Stamps / Approval

A5.2

KNR
DESIGN STUDIO
650-308-8745 | knrds.com

November 27, 2023
Updated July 26, 2024

City of Menlo Park
BUILDING DEPARTMENT
701 Laurel St.
Menlo Park, CA 94025
650-330-6600

C/O: Christine Begin - CCBegin@menlopark.gov
Marta Melgar - MKMelgar@menlopark.gov

RE: 805 Evergreen St.
Plan Check: **BLD2023-xxxxx**

To M. Begin / Melgar:

Thank you for your time and consideration of the proposed project for 805 Evergreen St.

The current house is an eccentric build, with subpar construction that has made poor use of the lot it sits on. The homeowner would like to revitalize their property by building a new house.

With a nod to the existing aesthetic, the new home will be geometric with flat, overhanging roofs. The new house will be 2-story like the existing, but they would like to add in a basement for more family gathering space. The black and white contrast of the proposed exterior materials is to add a modern flavor without taking on the maintenance concerns of alternative materials like natural wood. The modern home will be clean, simple, with primarily wood frame construction and some steel reinforcement where needed. The prominent windows will face the backyard to maintain as much privacy for the homeowners and their neighbors as possible. The home shall be front and center of the lot, allowing for a large, open backyard.

We delivered letters to neighbors within a 200' radius of the property on March, 18, 2024. We held a public outreach meeting for all neighbors who wanted to attend at the property, hosted by the client, on March 28, 2024. Several neighbors attended, most of whom expressed support for the project. One client raised the idea of a two-car garage vs. a single-car garage, as they felt it made the house look more expensive (and thus benefited the neighborhood as a whole). The client took this to heart, and we embarked on a redesign of the project to address this comment.

If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Kendra Rosenberg

KNR Design Studio
kendra@knrds.com
650-308-8745

Rendering:



Updated July 26, 2024:



LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
805 Evergreen St.	PLN2023-00047	Robert Andrew Harrison	Robert Andrew Harrison

PROJECT CONDITIONS:

1. The use permit shall be subject to the following **standard** conditions**:**
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 12, 2025) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by KNR Design Studio consisting of 34 plan sheets, dated received May 21, 2024 and approved by the Planning Commission on August 12, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Monarch Consulting Arborists, dated received October 19, 2023.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
   k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this

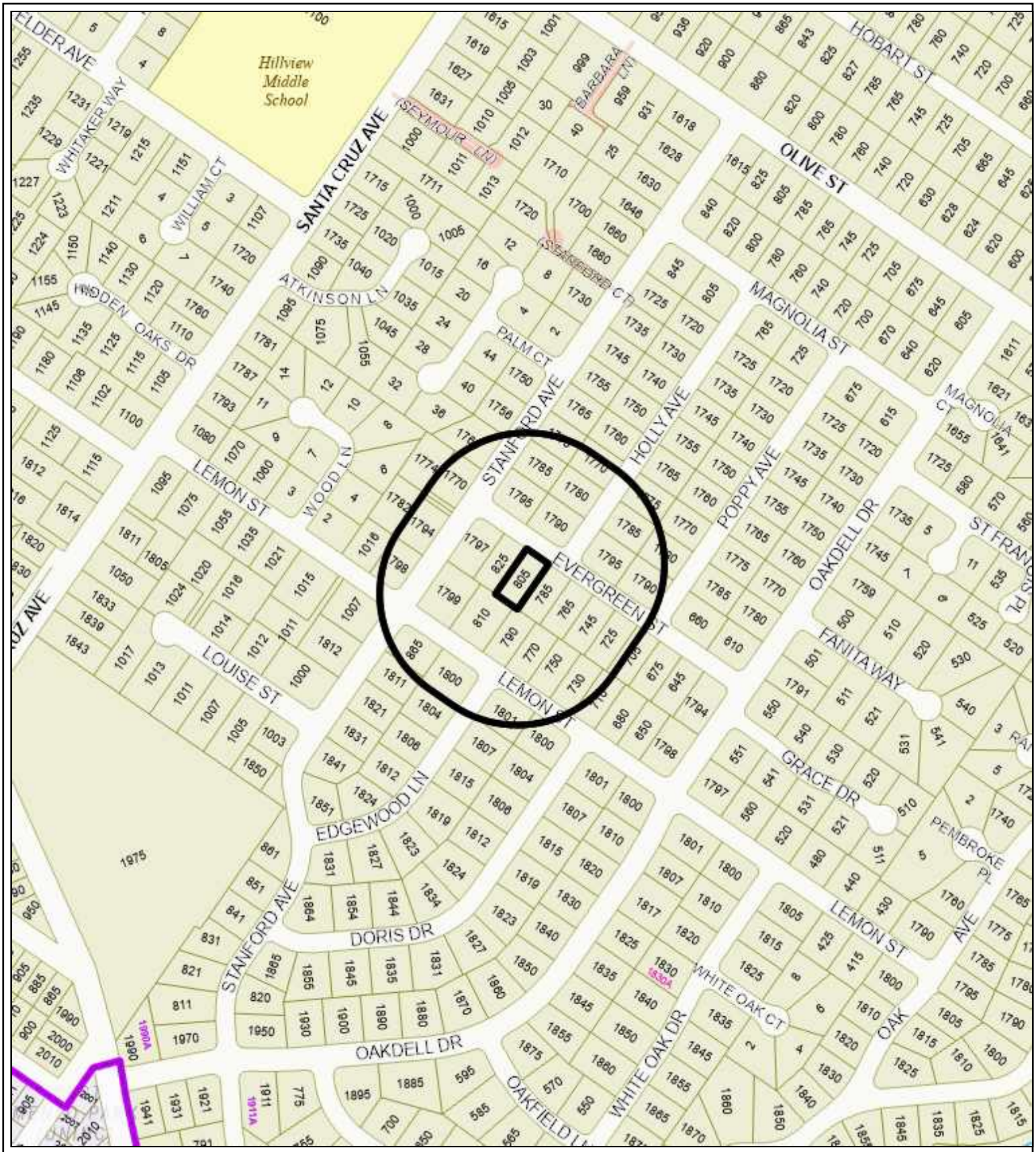
LOCATION: 805 Evergreen St.	**PROJECT NUMBER:** PLN2023-00047	**APPLICANT:** Robert Andrew Harrison	**OWNER:** Robert Andrew Harrison

PROJECT CONDITIONS:

development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following **project-specific** conditions**:**

   a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the removal and replacement of the parking strip along the entire project frontage, and construction of a new 3-foot concrete valley gutter along entire project frontage that conforms to the adjacent property, 785 Evergreen Street, subject to review and approval by the Engineering Division.



City of Menlo Park

Location Map

805 Evergreen Street

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 8/12/2024 | Sheet: 1

805 Evergreen Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,010 sf	10,010 sf	10,000 sf min
Lot width	70 ft	70 ft	80 ft min
Lot depth	143 ft	143 ft	100 ft min
Setbacks			
Front	20 ft	20 ft	20 ft min
Rear	68.1 ft	39.2 ft	20 ft min
Side (left)	16 ft	7.8 ft	10 ft min. on interior sides
Side (right)	10 ft	6.9 ft	
Building coverage	2,702.3 sf 27 %	2,538.5 sf 25 %	3,503.5 sf max 35 % max
FAL (Floor Area Limit)	3,549.4 sf	3,750 sf	3,552 sf max
Square footage by floor	1,959.1 sf/basement 1,521.6 sf/1st 1,590.3 sf/2nd 437.5 sf/garage 743.2 sf/covered porch	1,940.5 sf/1st 936.5 sf/2nd 598 sf/garage 275 sf/acc. str.	
Square footage of buildings	6,251.7 sf	3,750.0 sf	
Building height	25.5 ft	23.9 ft	28 ft max
Parking	2 covered spaces	2 covered spaces	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	1*	Non-Heritage trees	5**	New trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	2	Total Number of trees	4

*indicates off-site tree
**two of the five non-heritage trees are off-site

Tree Inventory, Assessment, and Protection Report

805 Evergreen Street
Menlo Park, CA 94025

October 13, 2023

Prepared for:

Andy Harrison

Prepared By:

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Table of Content

Summary **1**
Introduction **1**
Background 1
Assignment 1
Limits of the assignment 1
Purpose and use of the report 2
Observations **2**
Plans 2
Tree Inventory 2
Analysis **4**
Discussion **5**
Condition Rating 5
Expected Impact Level 6
Tree Protection 6
Conclusion **7**
Recommendations **8**
Bibliography **9**
Glossary of Terms **10**
Appendix A: Proposed Site Plan and Tree Inventory Map **12**
A1: Existing Site Plan 12
A2: Proposed Site Plan 13

Appendix B: Tree Inventory Summary Table 14
Appendix C: Photographs 15
C1: Japanese Maple, Lemon, and Laurel Hedge 15
C2: Fernpine Hedge, Coast Redwood, and Chinese Elm 16
Appendix D: Tree Protection Guidelines 17
Plan Sheet Detail S-X (Type I) 17
Plan sheet detail for trunk protection 18
13.24.040 Removal and major pruning of Heritage Trees prohibited. 19
Prohibited Activities 19
Monitoring 20
Root Pruning 20
Boring or Tunneling 20
Tree Pruning and Removal Operations 20
Appendix E: Tree Protection Signs 21
E1: English 21
E2: Spanish 22
Qualifications, Assumptions, and Limiting Conditions 23
Certification of Performance 24

Summary

The plans are to demolish the existing main residence and construct a new house with basement. The inventory contains four trees and two hedge rows with all but the Japanese maple (*Acer palmatum*) in front and lemon (*Citrus lemon*) in back originating on the adjacent property. There is only one “Heritage Tree” which is the neighbor’s coast redwood (*Sequoia sempervirесn*) #3.

The two hedge rows, Chinese elm (*Ulmus parvifolia*), and Japanese maple are in good condition. The neighbor’s coast redwood is n fair condition due to triple codominant stems while the lemon is in poor and declining health.

There are only two trees on the site which are the Japanese maple #1 and lemon #6 which will need to be removed, and neither are "Heritage Trees”. The trees on the adjacent sites are not expected to be impacted, but excavation for the basement needs to be confined to the side setbacks with no over-excavation to the property boundary.

Tree protection for this project is specified just inside the property setbacks on the sides and back.

There were four (4) trees and two (2) hedges (laurel and fern pine) appraised for a rounded depreciated value of $48,380.00.

Introduction

Background

Andy Harrison asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist’s report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on October 5, 2023. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

- The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	06/07/2023	SU1	Yes	Lea & Braze Engineering
Proposed Site Plan	10/03/2023	AS1.2	Yes	KNR Design Studio
Demolition Plan			No	
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations	10/03/2023	A41.1, A41.2	Yes	KNR Design Studio
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

Purpose and use of the report

The report is intended to identify the trees within the plan area that could be affected by a project. The report is to be used by the property owners and the City of Menlo Park as a reference for existing tree conditions to help satisfy requirements.

Observations

Plans

The plans are to demolish the existing main residence and construct a new house with basement.

Tree Inventory

13.24.020 Definitions

" Heritage Tree" shall mean:

A. All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade.
B. An oak tree (Quercus) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade.
C. A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council.

The inventory contains four trees and two hedge rows with all but the Japanese maple in front and lemon in back originating on the adjacent property (Table 2). There is only one “Heritage Tree” which is the neighbor’s coast redwood #3.

Table 2: Inventory and Characteristics

Tree Species	I.D. #	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Status
Japanese maple (*Acer palmatum*)	1	2, 2, 2, 1, 1	15	15	Good	Non-heritage
Fern pine (12 trees) (*Afrocarpus falcatus*)	2	12	25	10	Good	Non-heritage
coast redwood (*Sequoia sempervirens*)	3	48	85	35	Fair	Heritage
Chinese elm (*Ulmus parvifolia*)	4	6	20	20	Good	Non-heritage
English laurel hedge (*Prunus laurocerasus*)	5	8	20	10	Good	Non-heritage
Lemon (*Citrus limon)*	6	6	8	6	Poor	Non-heritage

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of $214.00.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were four (4) trees and two (2) hedges (laurel and fern pine) appraised for a rounded depreciated value of $48,380.00.

Appraisal worksheets are available upon request.

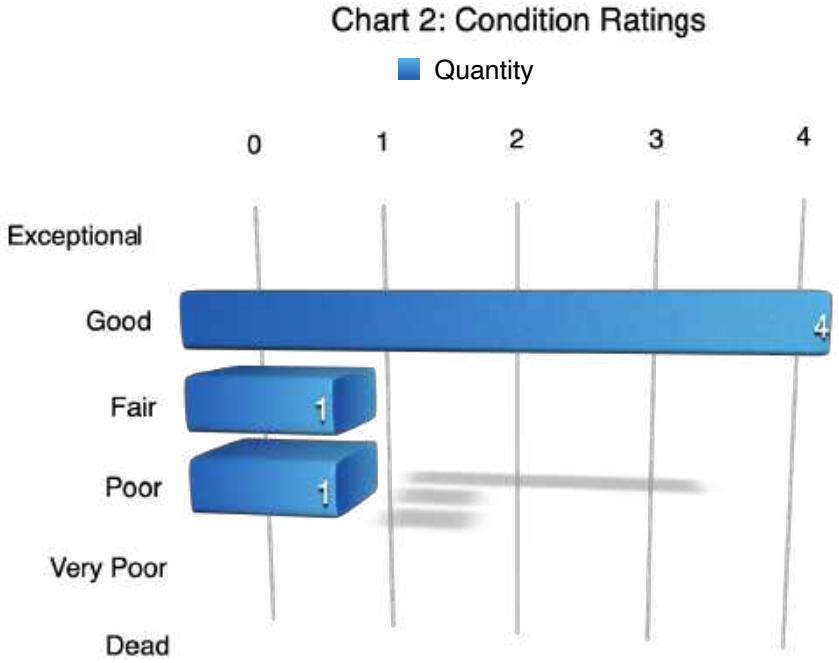
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating (ISA, 2019).

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

The two hedge rows, Chinese elm, and Japanese maple are in good condition. The neighbor's coast redwood is in fair condition due to triple codominant stems considered a structural defect while the lemon is in poor and declining health.



Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

There are only two trees on the site which are the Japanese maple #1 and lemon #6 which will need to be removed, and neither are "Heritage Trees". The trees on the adjacent sites are not expected to be impacted, but excavation for the basement needs to be confined to the side setbacks with no over-excavation to the property boundary.

Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D). The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/ vigor/health, and trunk diameter (Table 3). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Tree protection for this project will be specified just inside the property setbacks on the sides and back to reduce the likelihood of damaging anything on adjacent properties.

Conclusion

The plans are to demolish the existing main residence and construct a new house with basement.

The inventory contains four trees and two hedge rows with all but the Japanese maple in front and lemon in back originating on the adjacent property. There is only one “Heritage Tree” which is the neighbor’s coast redwood #3.

The two hedge rows, Chinese elm, and Japanese maple are in good condition. The neighbor’s coast redwood is in fair condition due to triple codominant stems considered a structural defect while the lemon is in poor and declining health.

There are only two trees on the site which are the Japanese maple #1 and lemon #6 which will need to be removed, and neither are "Heritage Trees”. The trees on the adjacent sites are not expected to be impacted, but excavation for the basement needs to be confined to the side setbacks with no over-excavation to the property boundary.

Tree protection for this project is specified just inside the property setbacks on the sides and back.

There were four (4) trees and two (2) hedges (laurel and fern pine) appraised for a rounded depreciated value of $48,380.00.

Recommendations

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled “T-1 Tree Protection Plan.”

2. Place tree protection fence along the side and rear setbacks while providing enough room to build the residence. Design excavation plans to limit any over-excavation to the side and rear setback and do not rev-excavate to the property boundary. This may require shoring or other techniques to maintain OSHA compliance for excavations.

3. Have the project arborist review the grading and drainage plans prior to approval.

4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

5. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Bibliography

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Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials,
and have an average weight of 35 pounds.

structure: Evaluation focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

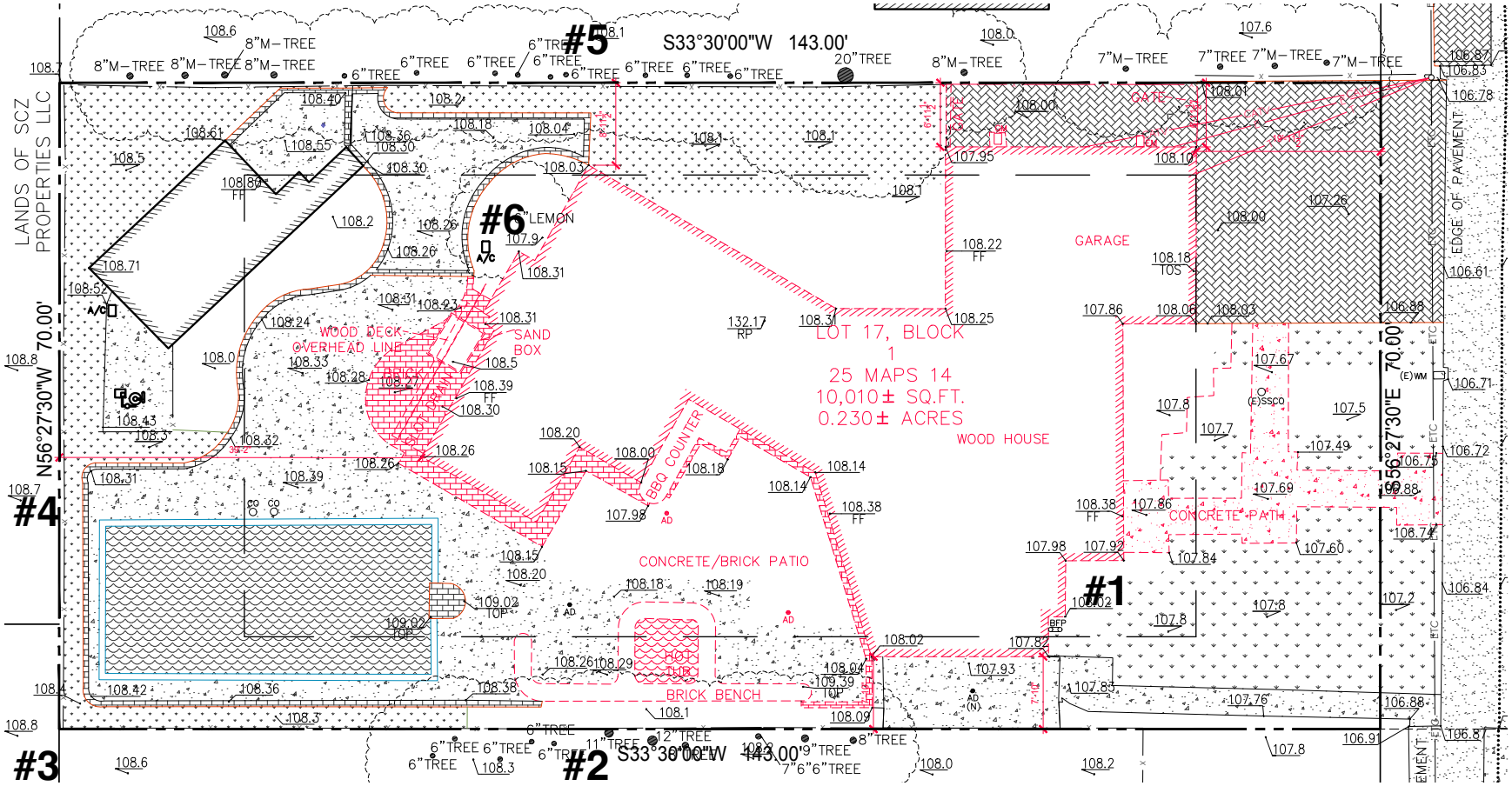
trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

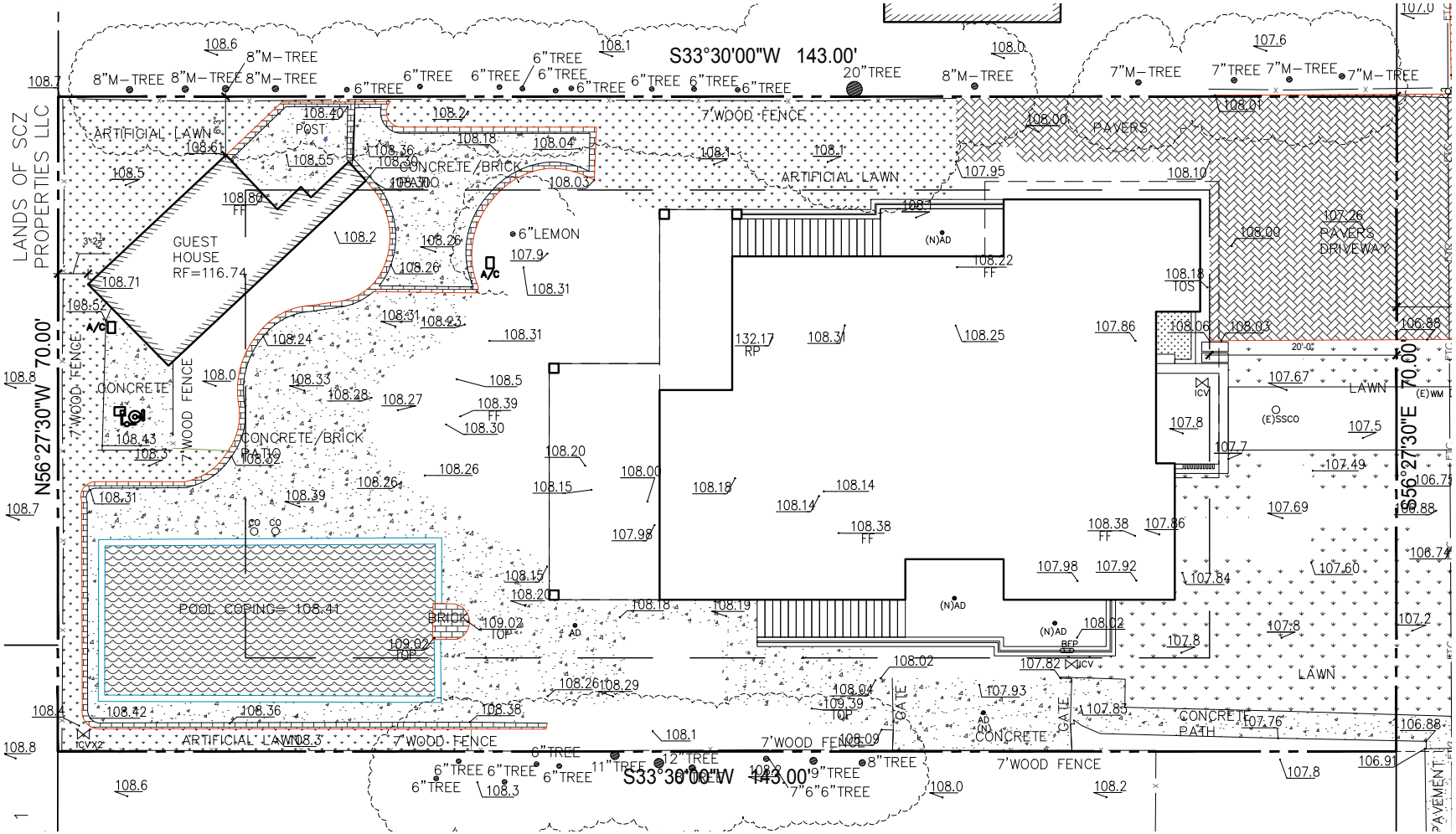
volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are b drought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Proposed Site Plan and Tree Inventory Map

A1: Existing Site Plan



A2: Proposed Site Plan



Appendix B: Tree Inventory Summary Table

Table 3: Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Crown Diameter (ft.)	Condition	Expected Impact	Status	Rounded Depreciated Value
Japanese maple (*Acer palmatum*)	1	2, 2, 2, 1, 1	15	Good	High	Non-Heritage	$380.00
Fern pine (12 trees) (*Afrocarpus falcatus*)	2	12	10	Good	Low	Non-Heritage	$22,680.00
coast redwood (*Sequoia sempervirens*)	3	48	35	Fair	Low	Heritage	$14,300.00
Chinese elm (*Ulmus parvifolia*)	4	6	20	Good	Low	Non-Heritage	$660.00
English laurel hedge (10) (*Prunus laurocerasus*)	5	8	10	Good	Low	Non-Heritage	$10,080.00
Lemon (*Citrus limon)*	6	6	6	Poor	High	Non-Heritage	$280.00

Appendix C: Photographs

C1: Japanese Maple, Lemon, and Laurel Hedge





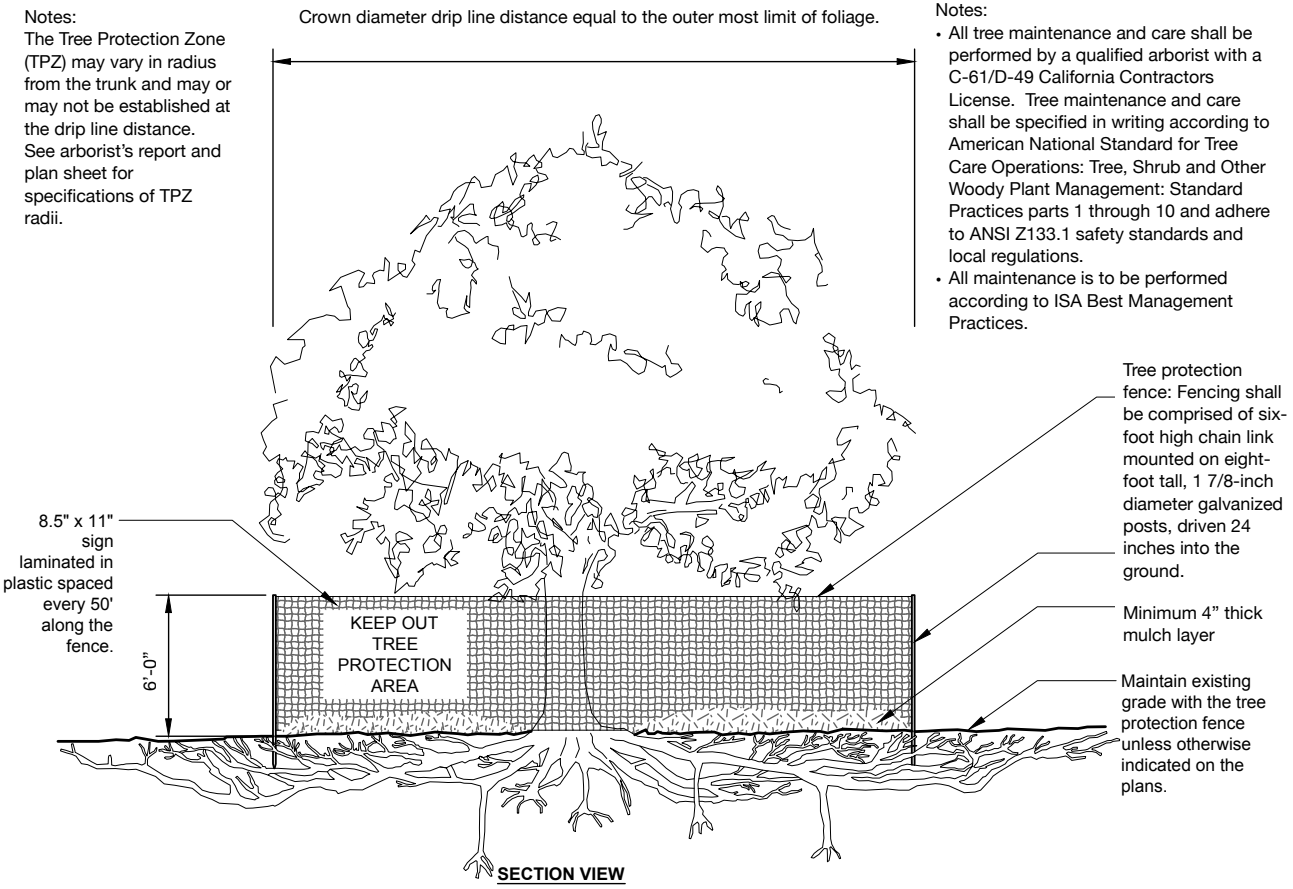
C2: Fernpine Hedge, Coast Redwood, and Chinese Elm





Appendix D: Tree Protection Guidelines

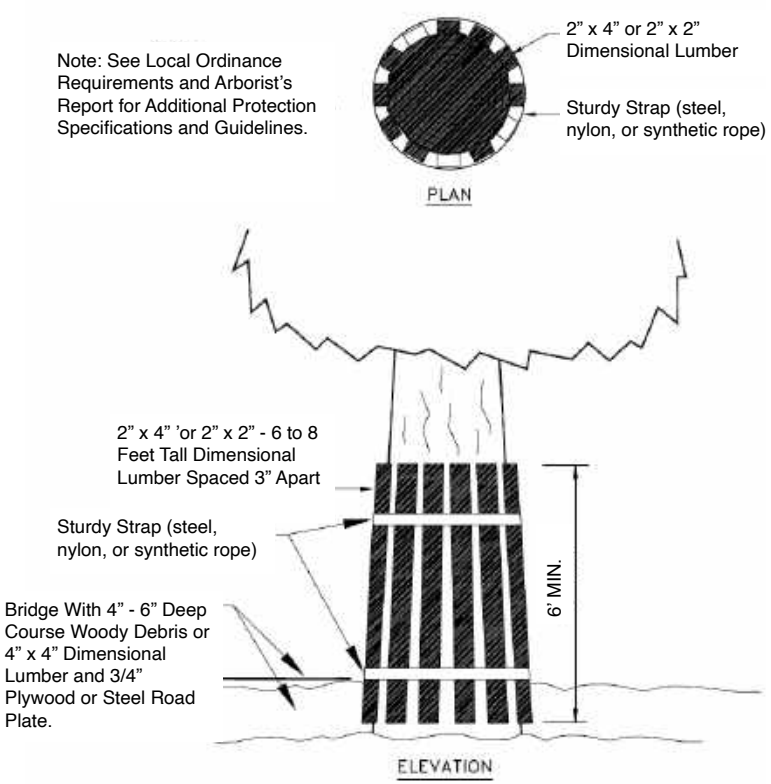
Plan Sheet Detail S-X (Type I)



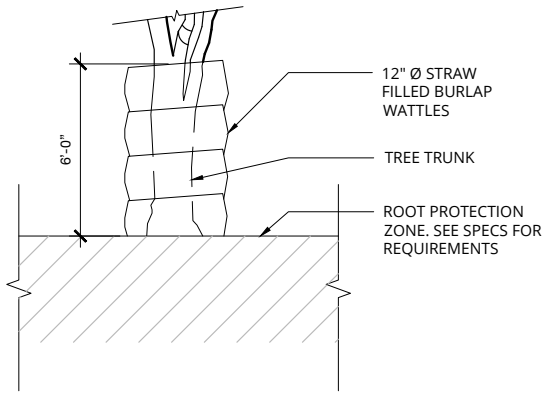
S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

Plan sheet detail for trunk protection



Trunk Protection Vertical Timber Detail



S-Y TRUNK PROTECTION WITH WATTLE

IMAGE 3: WRAPPING WITH STRAW WATTLE

13.24.040 Removal and major pruning of Heritage Trees prohibited.

It is unlawful for any person to remove, or cause to be removed, any Heritage Tree from any parcel of property in the city, or perform major pruning on a Heritage Tree, without obtaining a permit; provided, that in case of emergency, when a Heritage Tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the public works director or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a Heritage Tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter. (Ord. 1060 § 2 (part), 2019).

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Appendix E: Tree Protection Signs

E1: English

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B





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Hochleutner, Connor D

From: Hochleutner, Connor D
Sent: Wednesday, January 17, 2024 5:14 PM
To: 'PHILIP FRIEDLY'
Subject: RE: 805 Evergreen Street Use Permit

Hi Philp,

Menlo Park does not have any requirements for the placement of noise generating mechanical equipment on residential properties. We have noise ordinances that applicant are required to place on their plans but we do not enforce these rules unless a complaint is made and measurements are taken. Units are required to meet 60 dB during the day and 50 dB at night as measured from the nearest property line.

Best,

-Connor

From: PHILIP FRIEDLY <philfriedly@comcast.net>
Sent: Wednesday, January 17, 2024 5:09 PM
To: Hochleutner, Connor D <cdhochleutner@menlopark.gov>
Subject: RE: 805 Evergreen Street Use Permit

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Thanks. One other concern item for us is placement and noise generation of AC equipment. We would want locating it so as to minimize noise for all parties.

Phil

On 01/17/2024 9:00 AM PST Hochleutner, Connor D <cdhochleutner@menlopark.gov> wrote:

Hi Philip,

Thank you for your comments. At this time, the plans are not finalized, so I cannot comment on whether the pool house will be staying or going. As no variances have been requested, I assume that the proposal will meet all of our current zoning regulations in regard to setbacks and height.

I will forward your comments to the applicant.

Best,

-Connor

Connor Hochleutner
Assistant Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6775
menlopark.gov

From: PHILIP FRIEDLY <philfriedly@comcast.net>
Sent: Tuesday, January 16, 2024 4:04 PM
To: Hochleutner, Connor D <cdhochleutner@menlopark.gov>
Subject: 805 Evergreen Street Use Permit

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Connor,

I am the next door owner to the subject property above.

I have viewed online the filed architect's plans for the new house. I'm not sure I fully understand all the various views , lot locations, etc. as they would relate to our house. So, I may require clarification and further explanation from you or others about my comments and questions.

Specifically, our concerns center around privacy and excessive nighttime light that might come into our property. We have a single story house with many floor to ceiling windows.

Generally speaking, the proposed new house appears to be sensitive to these concerns. But, at some point before final approval to build, we want to see how the house is going to relate to ours on the ground. In other words, some kind of walk around on our property and specific indication of "how high up", "how close" and "how far forward (or back) on their lot" will the different elevations of the house be.

We will expect that all required set backs, in particular along our adjoining property line with 805, will be adhered to.

There is a pool house/shed currently in the rear of the 805 lot. Will this pool house be demolished, replaced, enlarged or eliminated?

These are the concerns, info requests and questions we have at this point. We are relying on the mailed Application Notice the City sent and the info online on the City's website. The owners (Harrisons) did not contact us about the application and we have not approached them about it.

Appreciate in advance and looking forward to your response.

Thanks!

Phil Friedly

825 Evergreen Street, Menlo Park 94025

415-298-5828

Hochleutner, Connor D

From: Ashley Rose <ashleycatherinerose@gmail.com>
Sent: Friday, August 2, 2024 5:17 AM
To: Hochleutner, Connor D
Subject: 805 Evergreen Street

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To all relevant parties. Please accept this letter as my endorsement of the 805 Evergreen new home construction project. As the Harrison's neighbor and friend, I have witnessed their dedication to the neighborhood and creating a home that is both functional and beautiful.

I am a born and raised Menlo Park native and have seen the designs and am confident that it will be a great addition to our neighborhood.

Sincerely,
Ashley Rose

_____
251 Stanford Ave, Menlo Park, CA 94025

Hochleutner, Connor D

From: Eric Diebold <Eric.Diebold@bd.com>
Sent: Thursday, August 1, 2024 10:24 PM
To: Hochleutner, Connor D
Subject: 805 Evergreen Street

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

I am writing to offer my support for the Harrison's proposed new home construction. I am a resident of Menlo Park and can attest to their commitment to building a home that is tasteful and a good place to host friends and neighbors, as well as children. I have seen the plans for their home and I like their design choices. Again, I am in support of this project and recommend approval of their project.

Sincerely,

Eric Diebold
683 Hermosa Way
Menlo Park CA

Eric Diebold, Ph.D.
WW Vice President, Research and Development
BD Biosciences
BD Life Sciences

eric.diebold@bd.com
2350 Qume Drive,
San Jose, California 95131

c: 4082503748

bd.com

****
IMPORTANT MESSAGE FOR RECIPIENTS IN THE U.S.A.:
This message may constitute an advertisement of a BD group's products or services or a solicitation of interest in them. If this is such a message and you would like to opt out of receiving future advertisements or solicitations from this BD group, please forward this e-mail to optoutbygroup@bd.com. [BD.v1.0]
****
This message (which includes any attachments) is intended only for the designated recipient(s). It may contain confidential or proprietary information and may be subject to the attorney-client privilege or other confidentiality protections. If you are not a designated recipient, you may not review, use, copy or distribute this message. If you received this in error, please notify the sender by reply e-mail and delete this message. Thank

you.
****
Corporate Headquarters Mailing Address: BD (Becton, Dickinson and Company) 1 Becton Drive Franklin Lakes, NJ 07417 U.S.A.

BD Restricted

Hochleutner, Connor D

From: Andrew Bertolli <andrew.bertolli@gmail.com>
Sent: Thursday, August 1, 2024 7:01 PM
To: Hochleutner, Connor D
Subject: 805 Evergreen Street

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Hi MP Planning Department,

I am writing to express my support for Andy and Stacey's plans to build a new home in Menlo Park. I am also a resident of Menlo Park and have had the privilege of being their neighbor for some time. They are excellent members of the community. I have had the opportunity to view the architectural renderings and believe the design is aesthetically pleasing and will be additive to our neighborhood.

Best,
Andrew Bertolli

--

1223 Whitaker Way
Menlo Park, Ca 94025

Hochleutner, Connor D

From: Annie Rau <annie.rau@gmail.com>
Sent: Thursday, August 1, 2024 6:47 PM
To: Hochleutner, Connor D
Cc: Brian Rau
Subject: 805 Evergreen Street

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

To whom it may concern,

I am writing in full support of Andy and Stacey Harrison's proposed new home construction. As their neighbor in Menlo Park, we have had the pleasure of knowing Andy and Stacey for several years and can attest that they are excellent neighbors. We have seen the proposed designs for their home, and I believe it will be a great addition to our neighborhood. The design is tasteful and will enhance the overall aesthetic of the area.

Sincerely,
Annie and Brian Rau
710 Stanford Ave
Menlo Park, CA 94025

Hochleutner, Connor D

From: Laura Webb <laurawebb14@gmail.com>
Sent: Sunday, August 4, 2024 5:52 AM
To: Hochleutner, Connor D
Subject: 805 Evergreen st

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Conner Hochleutner,

This is a quick letter of support for Andy and Stacey Harrison's endeavor to build a new home. We were Andy and Stacey's next door neighbors on Fremont St, and I can attest that they are good people to live beside and to have in the community. They have put a lot of effort into designing a home that is both beautiful and functional. I am in support of the project.

Sincerely,
Laura and Nick Webb
590 Fremont St, Menlo Park, CA 94025

Hochleutner, Connor D

From: Panteha Healey <itspanteha@gmail.com>
Sent: Saturday, August 3, 2024 9:31 AM
To: Hochleutner, Connor D
Subject: 805 Everygreen Street

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello, I'm writing about the 805 Evergreen construction project. I have had the pleasure of getting to know the Harrisons over the years, and I can attest that they are good neighbors. I have seen the architectural plans for their proposed home, and I like the look of the house. I am in support of the project.

Sincerely,
Panteha Healey
(650) 575-8459

Hochleutner, Connor D

From: Sara Kuwabara <adamandsaragee@gmail.com>
Sent: Friday, August 2, 2024 2:33 PM
To: Hochleutner, Connor D
Subject: 805 Evergreen St, Menlo Park

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

To whom it may concern,

Please accept this letter as our endorsement of Andy and Stacey's proposed new home construction. We have had the opportunity to review the plans for their new home, and we approve. We offer them our full support.

Regards,
Sara and Adam Gee
1745 Stanford Ave, Menlo Park

Hochleutner, Connor D

From: Matthew Gleit <mgleit@gmail.com>
Sent: Friday, August 2, 2024 12:07 PM
To: Hochleutner, Connor D
Cc: Ruthie Macdonald
Subject: 805 Evergreen Street

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Connor,

We are writing in support of Andy Harrison and Stacey Burnett's plans to build a new home. We have had the pleasure of knowing them as neighbors and friends for many years. They are considerate, good neighbors who actively contribute to the community. I have seen the proposed plans for their new home and we believe the design is thoughtful and aesthetically pleasing. We are in full support.

I hope you have a wonderful weekend.

Best,
Matthew Gleit and Ruthie Gleit

_____
Matthew Gleit
(646)523-0132
1861 Camino a los Cerros
Menlo Park, CA, 94025

Hochleutner, Connor D

From: Ruthie Macdonald <ruthie.gleit@gmail.com>
Sent: Friday, August 2, 2024 3:59 AM
To: Hochleutner, Connor D
Subject: Harrison/Burnett building proposal

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi,

I am writing in support of Andy Harrison and Stacey Burnett's plans to build a new home. We've been good friends for years and can attest that they are considerate neighbors and kind people. I have seen the proposed plans for their new home and think it will be a good addition to the neighborhood.

Thank you so much!
Ruthie Gleit

Sent from my iPhone

CITY OF MENLO PARK

STAFF REPORT

Planning Commission Meeting Date: 8/12/2024
Staff Report Number: 24-036-PC

Public Hearing: **Consider and adopt a resolution to approve a use permit for the following requested actions: 1) a change of use from a salon to a restaurant for a tenant suite within an existing commercial building that is substandard with regard to the minimum parking requirement, 2) a request for a Type 41 license from the State Department of Alcoholic Beverage Control (ABC) for onsite alcohol service (beer and wine only) associated with a full-service restaurant, and 3) a request for outdoor seating at the rear of the property and to allow consumption of beer and wine within the outdoor seating area, in the C-MU (Neighborhood Mixed Use) zoning district at 1925 Menalto Avenue, and determine these actions are categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit associated with a proposed full-service restaurant in the C-MU (Neighborhood Mixed Use) zoning district at 1925 Menalto Avenue and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. The proposed project includes the following use permit requests:

- A request for a change of use from a salon to a restaurant at a property that is substandard with regard to the minimum parking requirement;
- A request for a Type 41 license from California ABC for onsite alcohol service (beer and wine only) associated with a full-service restaurant; and
- A request for outdoor seating to allow for the outdoor consumption of beer and wine, associated with the restaurant.

The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings identified in Menlo Park Municipal Code Section 16.82.030 can be made for the proposed project. The City's General Plan includes a number of goals and associated policies used to implement those goals that may be considered in evaluating the proposed project, including:

- Goal LU-3: Retain and enhance existing and encourage new neighborhood-serving commercial uses,

particularly retail services, to create vibrant commercial corridors;
- Policy LU-3.3: Neighborhood Retail (Preserve existing neighborhood-serving retail and encourage new neighborhood retail clusters in appropriate areas that promote existing neighborhood character);
- Goal N1: Achieve acceptable noise levels;
- Policy N1.1: Compliance with noise standards (Consider land use compatibility with the noise environment with plan updates, and require new projects to comply with all applicable noise requirements in the various governing codes); and
- Policy N1.3: Exterior and interior noise for residential use areas (Strive for acceptable noise levels for new residential development, and reduce outdoor noise levels in existing residential areas, where feasible).

Background

Site location

The subject property is located in the Willows neighborhood at 1925 Menalto Avenue, within a four-unit building that also includes the 1923, 1927, and 1929 Menalto Avenue addresses. The tenant spaces at 1923 and 1927 Menalto Avenue are each currently occupied by a dance studio. The subject suite was previously occupied by Habibi's Salon. The fourth tenant space is located at 1929 Menalto Avenue and is occupied by Café Zoë restaurant, which has been in operation since 2008. The subject property is located opposite of the intersection of Menalto Avenue and Oak Court. A location map is included as Attachment B.

The subject parcel is immediately surrounded by a combination of retail and service uses, which include a grocery store, La Hacienda Market, at 1933 Menalto Avenue. This property is also zoned C-MU. The adjacent parcel to the south is zoned C-MU and is occupied by a dry cleaner business, a bakery, a dance studio, and a construction contractor office. Parcels in the immediate vicinity are also located in the C-MU, R-2 (Low-Density Apartment), and R-1-U (Single-Family Urban Residential) zoning districts.

Previous Planning Commission review

The subject parcel, as a whole, is nonconforming with regard to parking, and the Planning Commission has reviewed several use permits for changes of use over the years. Most recently, Café Zoë received several use permit approvals for its operations, which allowed a maximum of 28 seats for customers, including eight outdoor seats (four in front, four in rear). The 2010 use permit also authorized live entertainment on Friday evenings and Sunday afternoons, and the café was granted a subsequent use permit for the sale of beer and wine in 2016.

In 2021, the Planning Commission approved a use permit to change the use at the 1925 Menalto Avenue suite from a salon to a restaurant and serve alcohol via a Type 41 ABC license, similar to the current proposal, but the applicant did not move forward with the project.

Analysis

Project description

The applicant is requesting a use permit to operate a restaurant with outdoor seating and the sale of alcohol in an existing commercial building where the property is substandard with regard to parking. The restaurant would occupy a tenant space that was previously a salon, and the change of use on a parcel with substandard parking requires a use permit. The restaurant would be a full-service restaurant that would specialize in wine and cheese, with some assorted tapas, lunch, and dinner options. The applicant states

that the restaurant would operate between 11:00 a.m. and 9:00 p.m., Tuesday through Sunday, and could accommodate up to 38 patrons, including 18 patrons inside and 20 patrons outside on the proposed patio at the rear of the building. The project plans and project description letter are included in Attachment A as Exhibits A and B, respectively.

No architectural modifications to the building are proposed, apart from the replacement of a rear entry door and front entry door, matching the existing color, size, style, and materials.

Parking and circulation

According to Section 16.72.040 of the Zoning Ordinance, properties in the C-MU district have a parking ratio that is based on use types. The existing building is approximately 4,170 square feet, of which half of the gross floor area (GFA), 2,085 square feet, is dedicated to dance studio (private recreation) uses in two of the four tenant spaces, and the other half would be dedicated to restaurant uses in two tenant spaces. Two parking spaces per 1,000 square feet is the minimum required parking for private recreation uses and 2.5 parking spaces per 1,000 square feet is the minimum required parking for restaurant uses. Applying these rates to the GFA for each use type in the building, the minimum required total parking for the subject parcel is 11 parking spaces (five for private recreation uses and six for restaurant uses).

There are 18 existing striped parking spaces in front of three parcels, along Menalto Avenue. Specifically, there are six parking spaces in front of the subject parcel, and two are directly in front of the subject suite. Three of the six parcel-adjacent spaces in front of the 1927 and 1929 (Café Zoë) suites are currently occupied by a streetary being used by the Café Zoë restaurant. However, all of these parking spaces are partially in the public right-of-way and do not count as compliant parking spaces for purposes of off-street parking requirements. Consequently, with the spaces partially in the public right-of-way and fronting multiple properties, these parking spaces are available to all of the businesses along the street. There are additional street parking spaces, around the corner on Gilbert Avenue, which serve the subject property as well as the adjacent commercial building to the south. An existing bicycle rack in front of the subject property, also within the public right-of-way, provides 11 bicycle parking spaces for the businesses, and an additional bicycle rack in front of La Hacienda Market provides parking for seven bicycles.

The property also has an undeveloped area in the rear of the building, behind the four suites. The rear of the property area is accessed by an alley. The rear portion of the site is shared by grant deed by the 1923-1929 Menalto Avenue and 110 Gilbert Avenue properties. Due to the narrow, limited access to the rear of the lot, this area has historically been used to store trash bins and serve as an informal employee parking area for the employees of businesses in the building. The applicant has approximated some informal employee parking spaces in the plans. The applicant proposes to continue to use this area for employee parking, emphasizing a priority to leave the street parking available for restaurant patrons. However, these spaces would not count as compliant parking spaces toward the minimum parking required for the development.

The applicant states in their project description letter that the restaurant is primarily intended to serve the surrounding neighborhood. Additionally, the hours of operation would generally be staggered from the busiest hours of the surrounding businesses, offsetting potential parking conflicts. The applicant notes that the existing dance studios would generally have limited weekday and weekend hours, so parking spaces occupied by their patrons would be limited, and primarily located in front of the business on Menalto Avenue.

The Transportation Division has reviewed the project application and determined that the scope of work does not trigger a Transportation Demand Management (TDM) plan.

Outdoor dining

The applicant is proposing to include outdoor seating at the rear of the tenant space as part of the project. The C-MU district allows for outdoor seating as an administratively permitted use, but because the applicant is proposing the outdoor seating along with other entitlement requests, the request can be included with the use permit. The applicant states that outdoor dining would be confined to an outdoor, uncovered patio area at the back of the building that would be enclosed with a new wood slat fence. The patio would house four tables with four seats, and one table containing two chairs and a couch, for a maximum of 20 patrons.

The proposed patio would slightly overlap with the rear elevation of the neighboring dance studio at 1923 Menalto Avenue. The applicant states that they have spoken with the business owner of the neighboring dance studio, shared the plans and project details, and the neighbor has provided a written letter of support included with the applicant's project description letter. Café Zoë, a similar use located in another tenant space at 1929 Menalto Avenue, was granted a use permit in 2010 for outdoor dining, which includes four seats also located in the rear area of the building. As mentioned earlier, this restaurant also contains a streetary in front of the property, occupying three parking spaces partially located within the public right-of-way.

The patio is located approximately 44 feet away from the rear of nearest residential property, which staff believes is sufficient to mitigate any potential noise concerns given the enclosed nature of the patio. The property would be subject to the Noise Ordinance, which limits noise to no more than 60 decibels during daytime hours and 50 decibels during nighttime hours, measured at the nearest residential property line.

Alcohol (beer and wine) sales

The applicant is proposing to sell beer and wine as part of the operations for the proposed restaurant. The sale of beer, wine, and alcohol is considered a conditional use in the C-MU district and requires use permit approval. The applicant has applied for a Type 41 license from ABC. Sale of alcohol under a Type 41 license is limited to beer and wine for consumption on the premises. The license excludes the sale of distilled spirits, which may not be located on the premises, with the exception of brandy, rum, or other liqueurs used solely for the purposes of cooking. The applicant indicates that alcohol would be consumed within the restaurant, including the outdoor dining area in the rear.

<u>Alcohol sales and determination of public convenience or necessity</u>

The applicant is requesting to sell beer and wine at the proposed restaurant. A Type 41 ABC license would allow the sale of beer and wine for on-site consumption.

ABC evaluates the number of businesses with the same type of alcohol sales permits in a particular census tract to determine if a census tract is considered over-concentrated. If a census tract is over-concentrated, a project requires a finding of public convenience or necessity from the Planning Commission to obtain an ABC license. The subject property is in San Mateo County census tract 6139, which includes only one Type 41 license for "on-site sale of beer and wine" (at Café Zoë).

ABC has indicated that more than 10 on-sale type 41 (beer and wine only) licenses would mean this census tract would be over-concentrated. With only one existing license, the tract would not be over-concentrated with the addition of another Type 41 license and a total of two licenses. While no finding for public convenience or public necessity is required from ABC for this project because the tract is not over-concentrated, Section 16.82.440 (1) of the Zoning Ordinance requires a finding of public convenience or necessity for all projects involving alcohol sales. Staff believes that the finding for public convenience or

necessity can be made due to the benefit given to patrons dining at the proposed restaurant, and a license for the proposed project to sell alcohol would add vibrancy and attract more patronage for the neighborhood services in the vicinity of the project, mainly along Menalto Avenue. The area surrounding the subject site contains one restaurant and one grocery store that sell alcohol, in addition to other commercial uses, and the size and focus of these businesses is similar in size and nature to that of the proposed business.

Considering the smaller scale development and limited restaurants and retail businesses within the neighborhood, the restaurant would offer considerable walkability for patrons, benefiting the neighborhood with a mix of small-scale uses and reducing the potential for heavy vehicular traffic. The sale of alcohol would require permitting from ABC to ensure compliance with all applicable state requirements. The Police Department has also reviewed the proposal and expressed no concerns.

Correspondence

The applicant has provided letters of correspondence within the project description letter. Staff received one item of correspondence expressing support for the project and one item of correspondence expressing concerns regarding parking and traffic throughout the Willows neighborhood, generally, along with safety concerns due to vehicular traffic. The email is included as Attachment G.

Conclusion

The proposed use would be located in an existing, neighborhood-serving commercial building with bicycle parking, which would encourage use of alternate modes of transportation. Although the property does not provide any compliant parking spaces, staff believes the existing parking spaces along Menalto Avenue and Gilbert Avenue, and informal employee parking behind the building, would provide adequate parking for patrons and staff. Outdoor seating would be limited to five tables on the proposed patio to the rear of the building, reducing potential noise concerns. Sales of alcohol would be limited to beer and wine for consumption on the premises, which posed no concerns for the Police Department. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building, and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 500-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution
   Exhibits to Attachment A
      A. Project Plans
      B. Project Description Letter
      C. Conditions of Approval
B. Location Map
C. Correspondence

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-0XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO ALLOW A CHANGE OF USE OF A TENANT SUITE FROM A SALON TO A RESTAURANT WITHIN AN EXISTING COMMERCIAL BUILDING AT A PROPERTY THAT IS SUBSTANDARD WITH REGARD TO THE MINIMUM PARKING REQUIREMENT; A TYPE 41 LICENSE FROM STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) FOR ONSITE ALCOHOL SERVICE (BEER AND WINE ONLY) ASSOCIATED WITH A FULL-SERVICE RESTAURANT; AND OUTDOOR SEATING TO ALLOW FOR THE CONSUMPTION OF BEER AND WINE IN ASSOCIATION WITH A FULL-SERVICE RESTAURANT IN THE C-MU (NEIGHBORHOOD MIXED USE) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to allow a change of use of a tenant suite from a salon to a restaurant within an existing commercial building, at a property that is substandard with regard to the minimum parking requirement; a request for a Type 41 license from ABC for onsite alcohol service (beer and wine only) associated with a full-service restaurant; and a request for outdoor seating, which would allow the consumption of beer and wine within the outdoor seating area, associated with the full-service restaurant, at an existing commercial building in the C-MU (Neighborhood Mixed Use) zoning district (collectively, the "Project") from Lea Redmond and Samantha Hamlin ("Applicant") on behalf of Ramiro and Claudia Chavez Trust ("Owner") located at 1925 Menalto Avenue (APN 062-366-150) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Neighborhood Mixed Use (C-MU) zoning district. The C-MU zoning district supports a variety of retail services, personal services, restaurant, and residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the C-MU zoning district, apart from the required minimum parking for the site; and

WHEREAS, although the proposed Project would continue to have substandard parking for the site, the proposed Project would be neighborhood serving, as it is walkable for the neighboring community and, within the public right-of-way, there are also bicycle parking spaces and several shared vehicle parking options for patrons; and

WHEREAS, the proposed Project is requesting Type 41 ABC license associated with a proposed full-service restaurant, which is allowed in the C-MU zoning district through a use permit; and

WHEREAS, the proposed Project is requesting outdoor seating in the rear of the property, associated with a proposed full-service restaurant, which is allowed in the C-MU zoning district through an administrative permit, but it is being brought to the Planning Commission for review as a use permit, due to the use permit request already under review; and

WHEREAS, the applicant proposes to include beer and wine service in the outdoor seating area; and

WHEREAS, the proposed Project would comply with the Noise Ordinance, Chapter 8.06 of the Municipal Code; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require a determination regarding the Project's compliance with CEQA; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is exempt from environmental review pursuant to CEQA Guidelines §15301 (Existing Facilities); and

WHEREAS**,** all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on August 12, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record, including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the proposed Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for a change of use from a salon to a restaurant at a property that is substandard with regard to the minimum parking requirement; a Type 41 license from ABC for onsite alcohol service (beer and wine only) associated with a full-service restaurant;

and a proposed outdoor seating area and allowance of the consumption of beer and wine in association with a full-service restaurant in the outdoor dining area is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon. The proposed Project is designed in a manner which is consistent with the goals, policies, and objectives of the General Plan and applicable Municipal Code and Zoning Ordinance requirements, and more specifically the Project would be compatible with the surrounding uses.
    b. The extension of alcohol service (beer and wine only) to the proposed outdoor seating associated with a full-service restaurant would maintain unimpeded pedestrian access for Menalto Avenue, as the outdoor seating would be located on the site premises, in the rear of the property.
    c. The proposed project would remain substandard with regard to the parking requirements for the C-MU zoning district. However, existing bicycle parking spaces and vehicular parking spaces are available located partially in the public right-of-way, in front of the property.
    d. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code, and the Planning Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed restaurant would be located in a small-scale mixed-use commercial building compatible with the surrounding residential neighborhood.
2. A finding of a public convenience or necessity would be served by the issuance of license to sell alcohol because:
    a. The finding for public convenience or necessity can be made due to the benefit given to patrons dining at the proposed restaurant, and a license for the proposed project to sell alcohol would add vibrancy and attract more patronage for the neighborhood services in the vicinity of the project, mainly along Menalto Avenue. Although the Census tract for which the subject property is located is not considered over-concentrated by ABC, due to the fact that the Census tract currently has nine out of 10 Type 41 licenses available, Section 16.82.440 (1) of the Zoning Ordinance requires that the City make a finding of public convenience or necessity for all projects involving alcohol sales.
3. That the outdoor seating would maintain unimpeded pedestrian access on the public right-of-way because:
    a. The proposed outdoor seating would be located in the rear of the property, entirely within private property, and would be enclosed by fencing.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00016, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities).

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the proposed Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 12, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ____ day of August, 2024.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director

City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

EXHIBIT A

GENERAL NOTES-ARCHITECTURAL

1. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
2. THE CONTRACTOR SHALL EXAMINE THE EXISTING SUB-STRUCTURE AND IN GROUND CONDITIONS AND SHALL MAKE HIMSELF AWARE OF ALL IN-GROUND SERVICES AND SUPPLY LINES BEFORE THE COMMENCEMENT OF THE WORK. CONSTRUCTION AND EXCAVATION MUST BE PERFORMED WITH PRECAUTIONS MAKE AGAINST THE DISTURBANCE OF NEIGHBORING SERVICES OR SUPPLY LINES.
3. WHEN REFERENCED IN NOTES, ARCHITECT SHALL BE PATRICIA HAIGHT ARCHITECTURE.
4. CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT BEFORE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL PROTECT PROPERTY AND ADJACENT PROPERTIES AND STRUCTURES AS REQUIRED, NEW AND EXISTING MATERIALS, AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT, SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND/OR OWNER PRIOR TO COMMENCEMENT OF WORK.
   a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING OR TEMPORARY RETAINING STRUCTURES AS REQUIRED IN THE CAREFUL AND SAFE PERFORMANCE OF WORK. SUCH SUPPORT STRUCTURES SHALL BE CONSTRUCTED SUCH AS TO GUARANTEE THE STRUCTURAL INTEGRITY OF THE BUILDING AND SURROUNDING GROUNDS DURING ANY EXCAVATION AND OR RECONSTRUCTION OF EXISTING RETAINING WALLS OR FOUNDATION.
6. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. SHALL CONFORM TO THE LATTEST EDITION OF THE UNIFORM BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF OAKLAND. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.
7. ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH AS DEFINED BY THE ACCOMPANYING DETAILS AND CLEARANCES BETWEEN CONSTRUCTION SHALL BE CLEAR (FINISH TO FINISH UNLESS NOTED AS FACE OF STUD (F.O.S.) OR FACE OF CONCRETE (F.O.C.) OR TO THE CENTER LINE OF MULLION, PARTITION, COLUMN, ETC. DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS NOTED OTHERWISE
8. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO THE START OF ANY WORK.
9. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURES REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.
10. THE USE OF THE WORD 'PROVIDE' IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRE, EXCEPT AS NOTED
11. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.
12. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE OF THE JOB SITE.
13. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
14. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
15. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATTEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE PROVINCIAL FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCALS LAWS AND ORDINANCE. NOTHING ON THESE DRAWING IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.
16. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATIONS TO EXISTING FACILITIES, WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF THE WORK BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED OR DESCRIBED IN THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AND INCLUDE IN HIS BID.
17. THE CONTRACTOR IS ENCOURAGED TO REUSE ALL MATERIALS WHICH ARE IN GOOD CONDITION, WHERE FEASIBLE, AND ECONOMICAL, AND WHERE IN CONFORMANCE WITH CODE REQUIREMENTS. REPLACE THOSE WHICH ARE DEFECTIVE AND OR NOT IN CONFORMANCE WITH CODE REQUIREMENTS WHERE REUSE IS INDICATED OR IMPLIED.
18. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A DESIGN BUILD CONTRACTOR FOR THE DESIGN AND INSTALLATION OF ALL THE ELECTRICAL SYSTEMS AND PHOTOVOLTAIC TECHNOLOGIES THROUGHOUT THE IMPROVEMENT AREA. DRAWINGS IF REQUIRED BY THE BUILDING DEPARTMENT SHALL DEPICT BUT NOT BE LIMITED TO ALL CIRCUITING, SWITCHING, SERVICES, PANELS ETC. FOR THIS PROJECT. ALL WORK SHALL MEET THE REQUIREMENTS OF STATE AND LOCAL LAWS AND ORDINANCES, NATIONAL ELECTRIC CODE, AND ANY OTHER APPLICABLE CODES. ANY CALCULATION NEEDED TO BE SUBMITTED FOR PERMIT ISSUE SHALL BE PREPARED BY THIS CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR CRITERIA AND SCOPE OF WORK.
19. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A DESIGN BUILD CONTRACTOR FOR THE DESIGN AND INSTALLATION OF ALL MECHANICAL SYSTEMS INCLUDING RADIANT HEATING AND STORM WATER COLLECTION AND DISTRIBUTION SYSTEMS. WORK THROUGHOUT THE RENOVATION AREA. ALL WORK SHALL MEET THE REQUIREMENTS OF STATE AND LOCAL LAWS AND ORDINANCES AND ANY APPLICABLE CODES. CONTRACTOR SHALL BE RESPONSIBLE TO MODIFY AND INSTALL ALL SYSTEMS TO MEET SAN FRANCISCO REQUIREMENTS AS NECESSARY. ANY CALCULATION NEEDED TO BE SUBMITTED FOR PERMIT ISSUE SHALL BE PREPARED BY THIS CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR CRITERIA AND SCOPE OF WORK. ALL DRAWINGS AND CALCULATIONS SHALL BE PREPARED IN CONFORMANCE TO CITY REQUIREMENTS.
20. THE CONTRACTOR SHALL COORDINATE THE SERVICES OF THE OWNERS' FORCES FOR THE DESIGN BUILD PORTION OF THE EXCAVATION AND CONSTRUCTION OF SUB GRADE BEAMS AND ANY RELATED GROUND WORK. DRAWING AS REQUIRED BY THE BUILDING DEPARTMENT SHALL DEPICT BUT NOT BE LIMITED TO ALL SWITCHING SERVICES PANEL REQUIREMENTS, GAS, ELECTRICAL, AND WATER SUPPLY LINES.
21. THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES FROM WEATHERING DURING CONSTRUCTION TO ENSURE THAT BUILDING ENVELOPE INTEGRITY IS MAINTAINED THROUGHOUT THE PERFORMANCE OF THE WORK.
   b. ROOFS AND DECKS WHERE IN ANY WAY AFFECTED BY THE WORK SHALL BE PROTECTED FROM WATER IMPREGNATION AND ALL PRECAUTIONS SHALL BE TAKEN TO ENSURE AGAINST WATER INFILTRATION AT THE CLOSE OF EACH WORK DAY AND BETWEEN PERIODS OF WORK.
22. WINDOW SIZES AND DOOR HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED FLUSH WITH ADJACENT WALL AS INDICATED ON THE DRAWINGS.
23. PROVIDE WOOD BACKING FOR ALL TOWEL BARS, AND BLOCKING FOR ANCHORING MISCELLANEOUS STEEL COMPONENTS WHERE NECESSARY, ETC.
24. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
25. SHOP-DRAWINGS: ANY WORK THAT IS TO BE CARRIED OUT OUTSIDE THE SCOPE OF THE CONTRACTORS DIRECT SUPERVISION ON SITE SHALL BE PROCEEDED BY A COMPLETE SET OF SHOP DRAWINGS TO BE CARRIED OUT BY THE SUBTRADE RESPONSIBLE FOR THE WORK. THESE SHOW DRAWINGS HALL BE COORDINATED BY THE CONTRACTOR AND SUBMITTED PROMPTLY TO THE ARCHITECT FOR REVIEW AND APPROVAL. SHOP DRAWINGS ONCE APPROVED HALL BE CONSIDERED PART OF THE CONTRACTED WORK OF THE PROJECT AND THE INSTALLATION OF SUCH FABRICATED ITEMS SHALL BE COORDINATED BY THE CONTRACTOR AND HIS FORCES.
26. SAMPLE SUBMISSIONS: ALL MATERIALS AND FINISHES SPECIFIED OR NOTED BY DETAIL REFERENCE IN THESE PLANS SHALL BE SUBMITTED BY THE CONTRACTOR AS A SAMPLE TO THE ARCHITECT FOR APPROVAL OR INSPECTION PRIOR TO ITS INSTALLATION.
27. SITE MOCK-UP: ALL SPECIAL ASSEMBLIES AND OR WORK REQUIRING SPECIFIC ON SITE HANDLING OR WORKMANSHIP SHALL BE MOCKED UP AT FULL SCALE ON SITE FOR APPROVAL BY THE ARCHITECT FOR CONFORMANCE TO THE PLANS AND SPECIFICATIONS IN CONSISTENCY WITH THE INTENDED QUALITY AND FINISH.
28. PROJECT CLOSE-OUT:
   c. CONTRACTOR SHALL REVIEW PROJECT WITH ARCHITECT AND OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.
   d. CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES
   e. ALL WORK PERFORMED SHALL BE CLEAN AND READY FOR USE.
   f. UPON COMPLETION, THE ARCHITECT SHALL, AT THE OWNERS REQUEST, COMPILE A PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECTS ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.
29. ALL MATERIALS FOR USE OF A PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.
30. CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTORS BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.
31. ALL QUESTIONS REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO PATRICIA HAIGHT; ARCHITECTURE- T 415.939.4140.

GENERAL LEGEND

(TYPICAL OF ALL ARCHITECTURAL DRAWINGS)

- TYPICAL DETAIL — DETAIL REFERENCE NUMBER, SHEET NUMBER
- ELEVATION — ELEVATION REFERENCE NUMBER, SHEET NUMBER
- BUILDING SECTION — SECTION REFERENCE NUMBER, SHEET NUMBER
- WALL SECTION — SECTION REFERENCE NUMBER, SHEET NUMBER
- INTERIOR ELEVATION — ELEVATION REFERENCE NUMBER, SHEET NUMBER; ELEVATION VIEW
- DATUM DESIGNATION — LEVEL NAME, ELEVATION
- WINDOW TYPE
- DOOR TYPE
- REVISION DELTA
- COLUMN LINE
- SHEET NOTE
- ℄ PROPERTY LINE
- ℄ CENTER LINE

ABBREVIATIONS

NOTE: PLEASE SEE LEGEND(S) FOR ADDITIONAL ABBREVIATIONS NOT SHOWN HERE.

+/-	APPROXIMATELY	MAS	MASONRY
@	AT	M.D.	MECHANICAL DRAWINGS
C	CENTER LINE	MET	METAL
Ø	DIAMETER		
#	POUND / NUMBER	(N)	NEW
		N/A	NOT APPLICABLE
A.F.F.	ABOVE FINISH FLOOR	NEC	NECESSARY
		NEG	NEGATIVE
BLDG	BUILDING	NIC	NOT IN CONTRACT
BD	BOARD	NO	NUMBER
BP	BUILDING PAPER		
		PARA	PARALLEL
CLKG	CAULKING	PERIM	PERIMETER
C.D.	CIVIL DRAWINGS	PERP	PERPENDICULAR
CLG	CEILING	PL	PLATE
CLR	CLEAR	PLY	PLYWOOD
CNR	CORNER	PTD	PAINTED
DBL	DOUBLE	R	RISER
DEMO	DEMOLITION	RAD	RADIUS
DWG	DRAWING	RELOC	RELOCATE(D)
DG	DECOMPOSED GRANITE	REM	REMOVE(D)
		REQD	REQUIRED
E	EAST		
(E)	EXISTING	S	SOUTH
E.D.	ELECTRICAL DRAWINGS	SCHED	SCHEDULE
EL	ELEVATION	S.C.D.	SEE CIVIL DRAWINGS
ENT	ENTRANCE	S.E.D.	SEE ELECTRICAL DRAWINGS
EQ	EQUAL	S.M.D.	SEE MECHANICAL DRAWINGS
EQUIP	EQUIPMENT	S.O.G.	SLAB-ON-GRADE
EQUIV	EQUIVALENT	S.S.D.	SEE STRUCTURAL DRAWINGS
		SGL	SINGLE
FE	FIRE EXTINGUISHER	SHT	SHEET
F.F.	FINISH(ED) FLOOR	SHTG	SHEATHING
FH	FIRE HOSE	SP	SPACE(ING) / STANDPIPE
FDTN	FOUNDATION	SPKLR	SPRINKLER
FIXT	FIXTURE	SQ	SQUARE
FV	FIELD VERIFY	STD	STANDARD
		S.D.	STRUCTURAL DRAWINGS
GA	GAUGE	SURF	SURFACE
GAL	GALLON	SWR	SEWER
GI	GALVANIZED IRON	SYM	SYMBOL / SYMMETRICAL
GL	GLASS		
GND	GROUND	T.O.F.F.	TOP OF FINISH(ED) FLOOR
GRD	GRADE	T/TRD	TREAD
GRD BM	GRADE BEAM	T&B	TOP AND BOTTOM
GRVL	GRAVEL		
GUT	GUTTER	U.O.N.	UNLESS OTHERWISE NOTED
GYP	GYPSOM		
		VERT	VERTICAL
H	HIGH		
		W	WITH
INT	INTERIOR / INTERSECTION	W/O	WITHOUT
		WD	WOOD
JNT	JOINT	W.P.	WORK POINT
JST	JOIST	WT	WEIGHT
LB	POUND		
LF	LINEAR FEET		
LTG	LIGHTING		
LVL	LEVEL		

PROJECT DIRECTORY

CLIENT:
EVE VINO LLC
415-652-0586

BUILDING OWNER:
219 N. AMPHLETT BLVD. STE. A SAN MATEO, CA 94401
T. 650-444-4752
CONTACT: RAMIRO AND CLAUDIA CHAVEZ

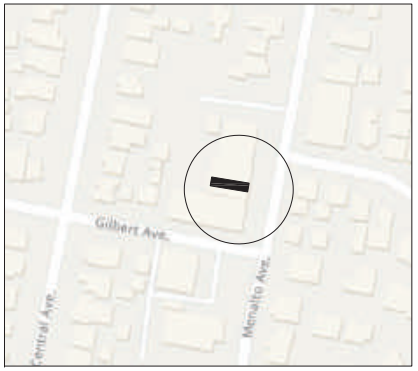
ARCHITECT:
PATRICIA HAIGHT
T. 415-939-4140
99 6TH AVENUE, SAN FRANCISCO, CA 94118
haightpatty77@gmail.com

PROJECT INFORMATION

ADDRESS 1925 MENOLTA AVENUE
MENLO PARK, CA
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 1
EXISTING SQUARE FOOTAGE: +-4,170 (INCLUDES ADDRESSES 1923, 1925, 1927 AND 1929)
SPRINKLERS: NO
ZONING: C-MU
HEIGHT: 30. 15' WITHIN 75' OF ANY RESIDENTIAL DISTRICT
PARCEL NUMBER: 062 366 150
LOT SIZE: +- 8,990 SQ. FT.
AREA OF WORK: +- 1,693 SQ. FT. (TENANT AREA-953 interior/740 exterior)

PROJECT DESCRIPTION

THE PROJECT IS THE IMPROVEMENT TO THE VACANT SPACE AT 1925 MENALTO AVENUE TO FACILITATE 'HAVEN WINE AND CHEESE'; HAVEN WILL HAVE A FULL BRUNCH/LUNCH AND DINNER MENU ALONG WITH WINE AND CHEESE SALES.



VICINITY MAP



AERIAL MAP

SHEET INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN
A1.1	FLOOR PLANS EXISTING AND PROPOSED; ROOF PLAN
A1.2	STREETSCAPE
A1.3	AREA PLAN
A1.4	EXTERIOR ELEVATIONS AND BUILDING SECTIONS

CODES

CALIFORNIA BUILDING CODE 2022
MENLO PARK, CA
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 1
EXISTING SQUARE FOOTAGE: +-4,170
SPRINKLERS: NO
ZONING: C-MU

GENERAL CONTRACTOR MUST POST A SIGN CONTAINING THE PERMIT HOURS OF CONSTRUCTION ACTIVITIES EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.06.030, SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION FOR THE PURPOSE OF INFORMING CONTRACTORS AND SUBCONTRACTORS AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GROUND LEVEL AND SHALL CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.

NOT WITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.06.040(B)

99 6th Avenue
San Francisco, CA 94118
T 415.939.4140
haightpatty77@gmail.com
PATRICIA HAIGHT ARCHITECTURE

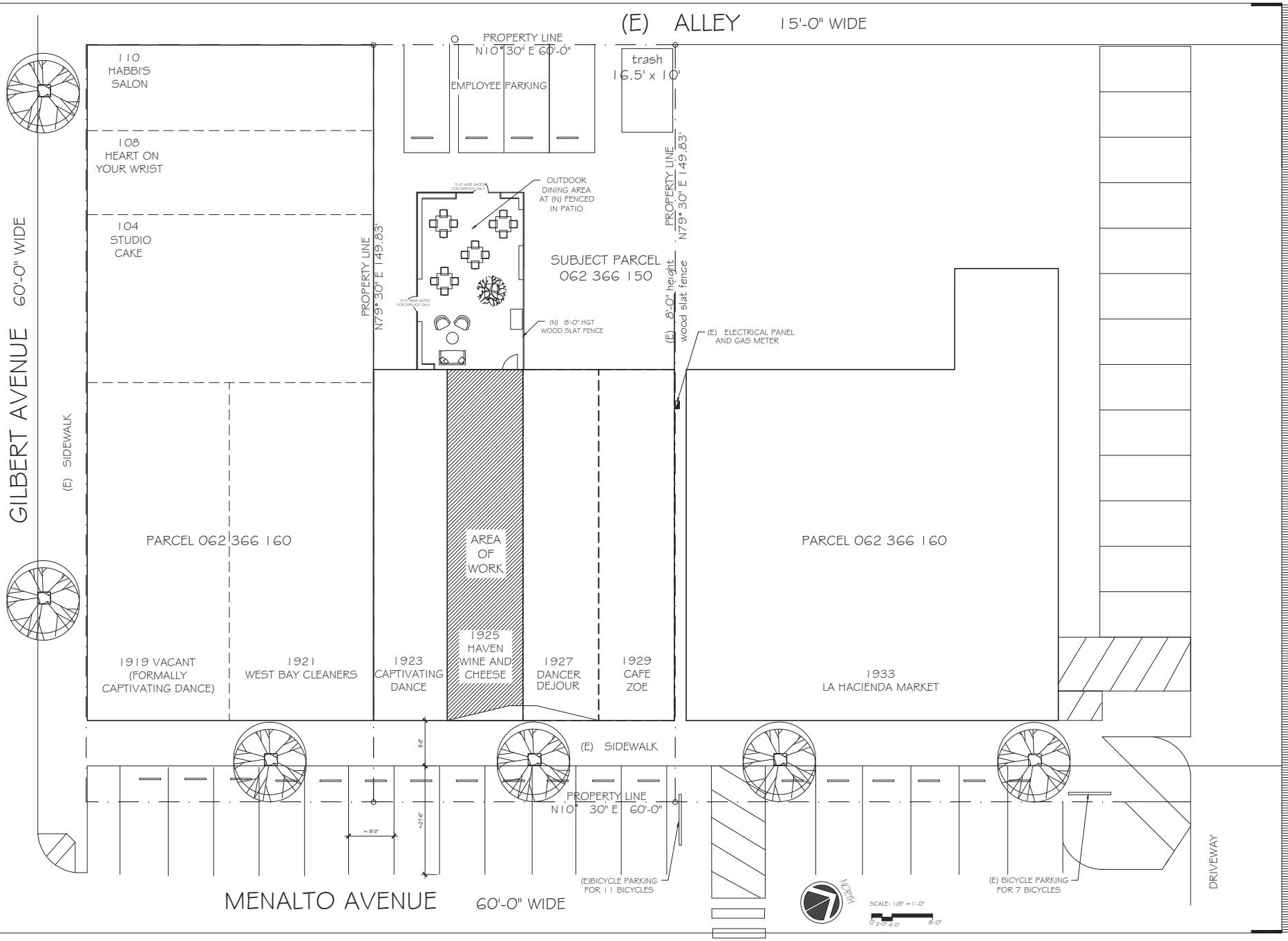
HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalto Avenue
Menlo Park, CA

COVER SHEET

Revisions
Date: 07/24/24
Mark:
Date: -
Mark:
Date: -
Mark:
Date: -
Mark:

Issue Date:
03/05/2024

Sheet #:
A0.0



99 6th Avenue
San Francisco, CA 94118
T 415.939.4140
haightpatty77@gmail.com
PATRICIA HAIGHT ARCHITECTURE

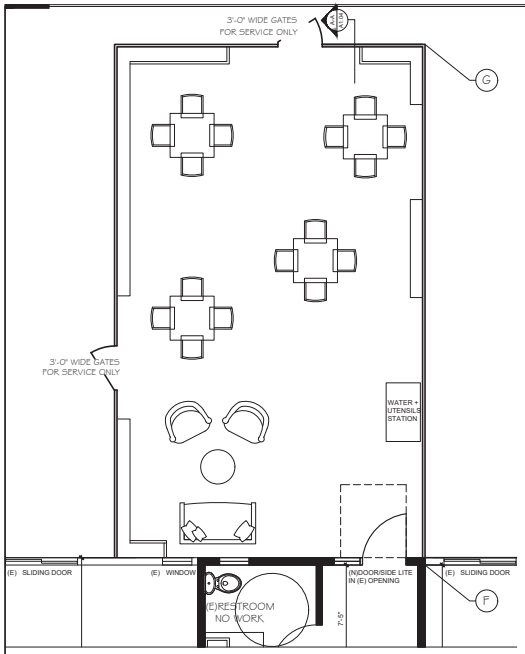
HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalo Avenue
Menlo Park, CA

SITE PLAN

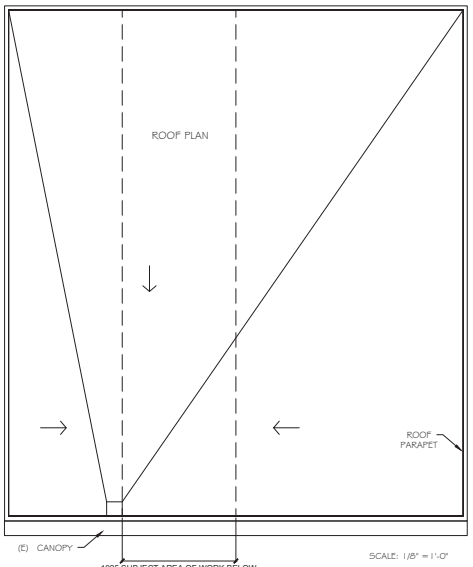
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Date: -
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Issue Date:
04/29/2024

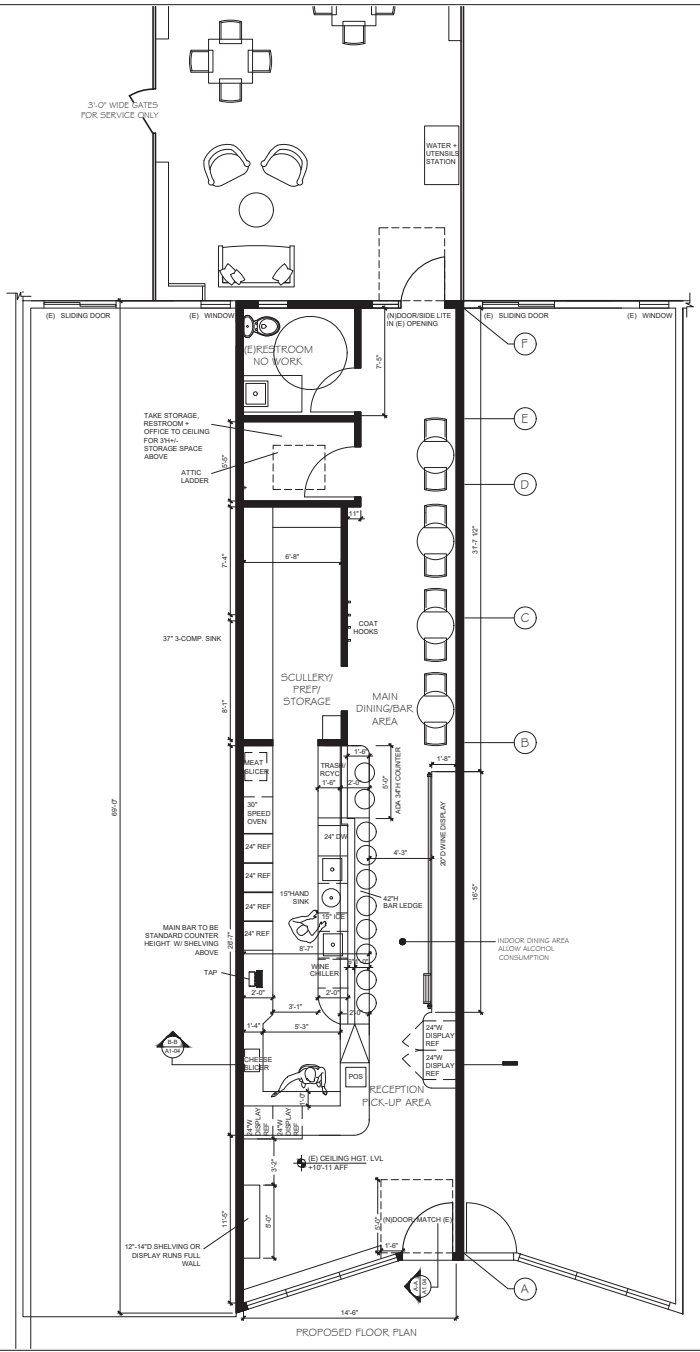
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A0.1



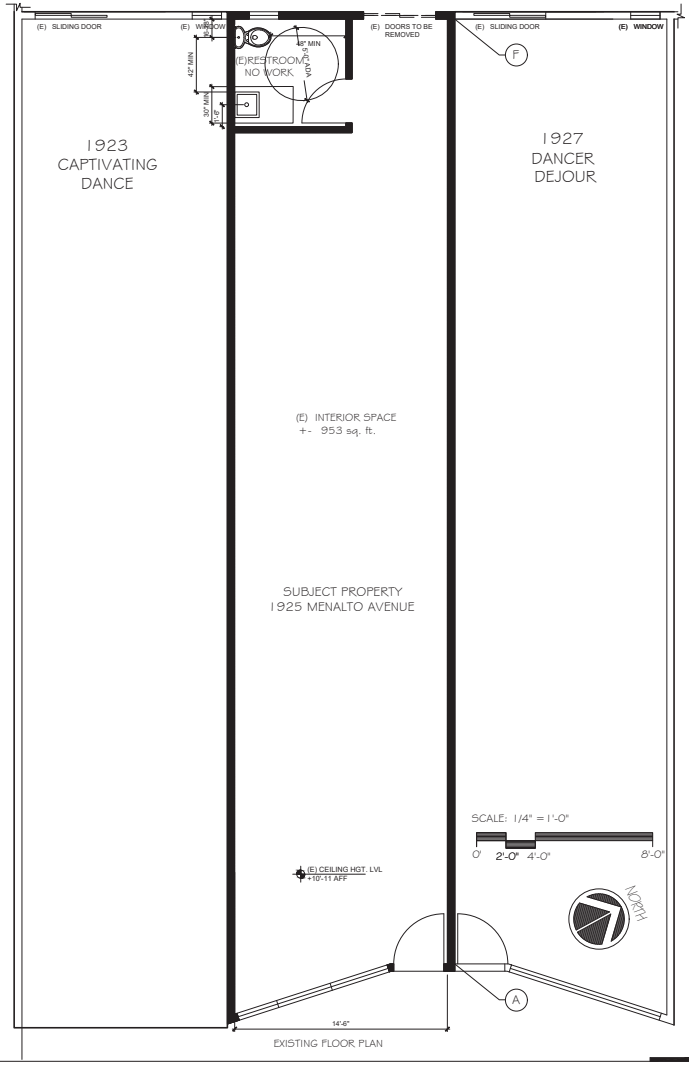
PROPOSED OUTDOOR SEATING PLAN



EXISTING ROOF PLAN



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN

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haightpatty77@gmail.com
PATRICIA HAIGHT ARCHITECTURE

HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalo Avenue
Menlo Park, CA

FLOOR PLANS AND ROOF PLAN

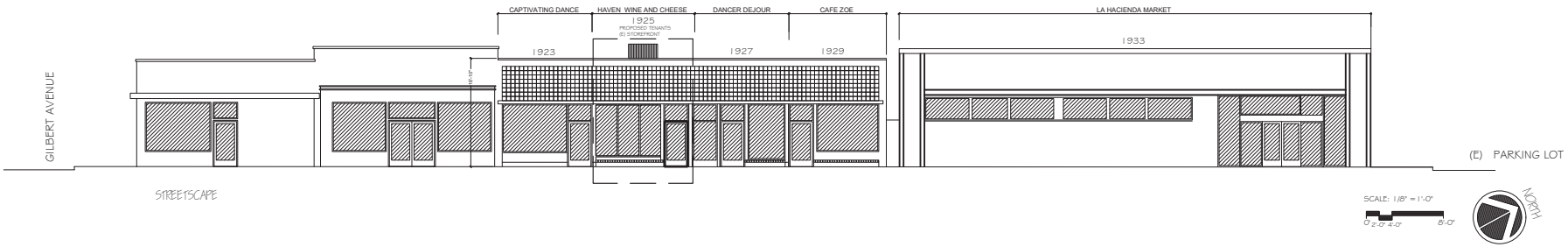
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Issue Date:
04/29/2024

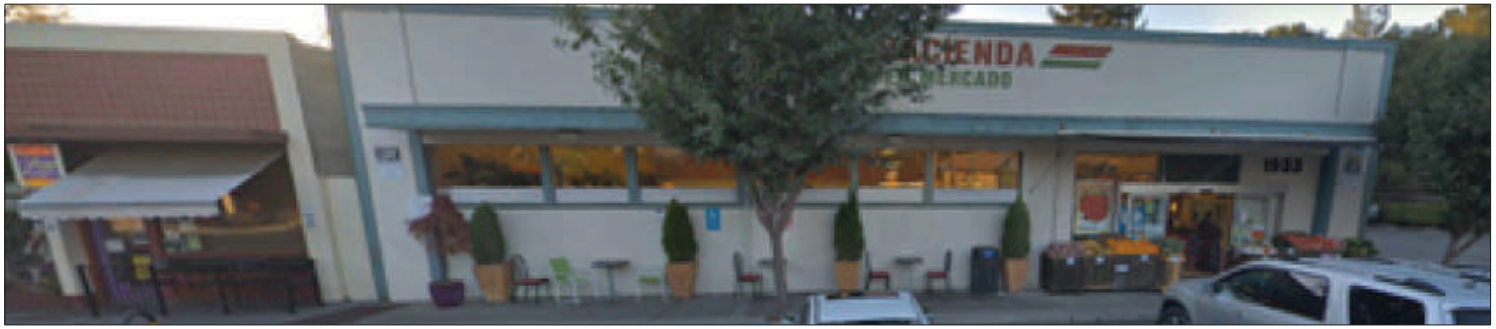
Sheet #:
A1.1



VIEW C - SEE REFERENCE ON SHEET A1.3



STREETSCAPE



VIEW C - SEE REFERENCE ON SHEET A1.3

99 6th Avenue
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PATRICIA HAIGHT ARCHITECTURE

HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalo Avenue
Menlo Park, CA

STREET ELEVATION

Revisions
Date: 07/24/2024
Mark:
Date: -
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Date: -
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Date: -
Mark:

Issue Date:
04/29/2024

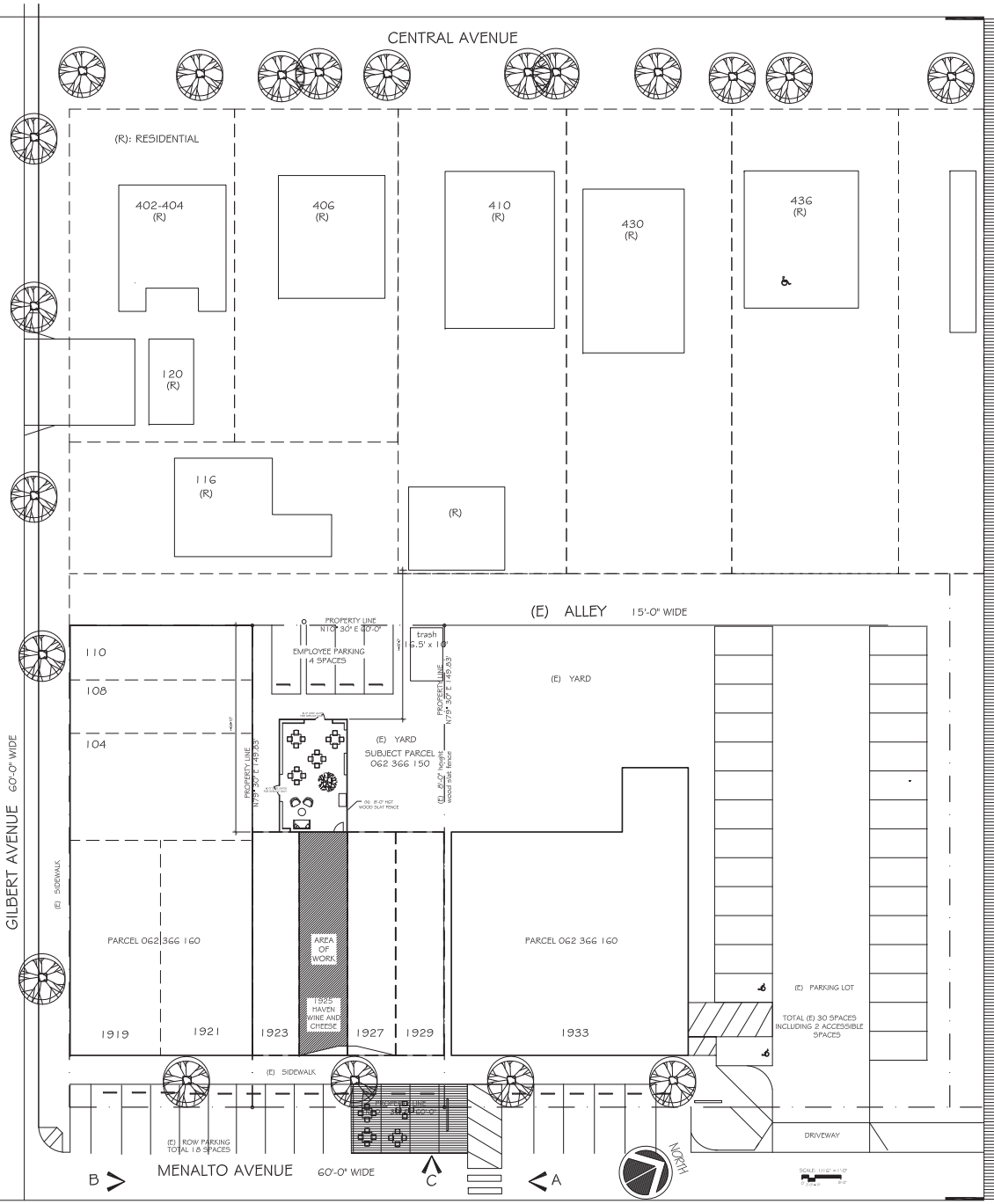
Sheet #:
A1.2



VIEW -A



VIEW -B



99 6th Avenue
San Francisco, CA 94118
T 415.939.4140
naightpatty77@gmail.com
PATRICIA NAIGHT ARCHITECTURE

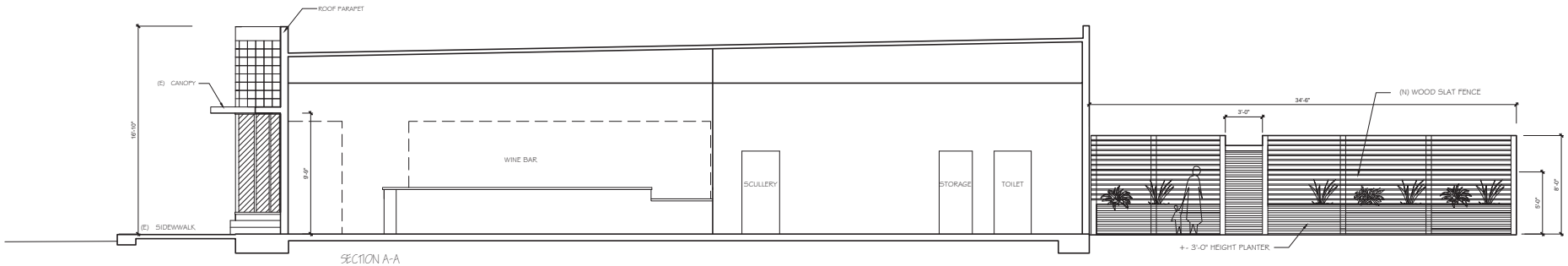
HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalto Avenue
Menlo Park, CA

AREA PLAN

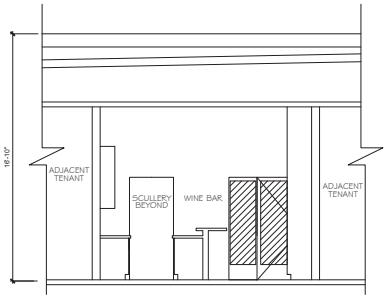
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Issue Date:
04/29/2024

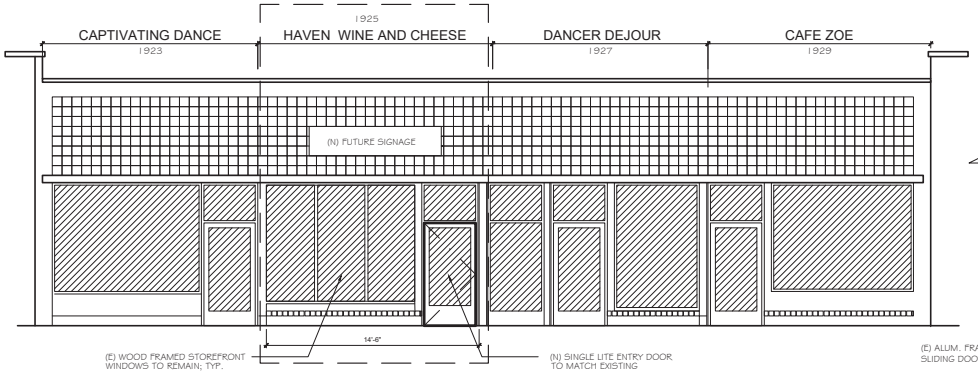
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A1.3



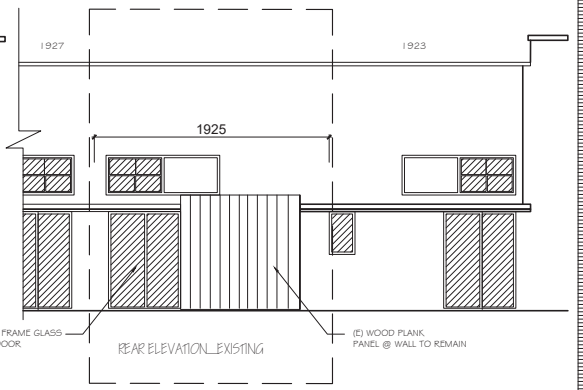
SECTION A-A



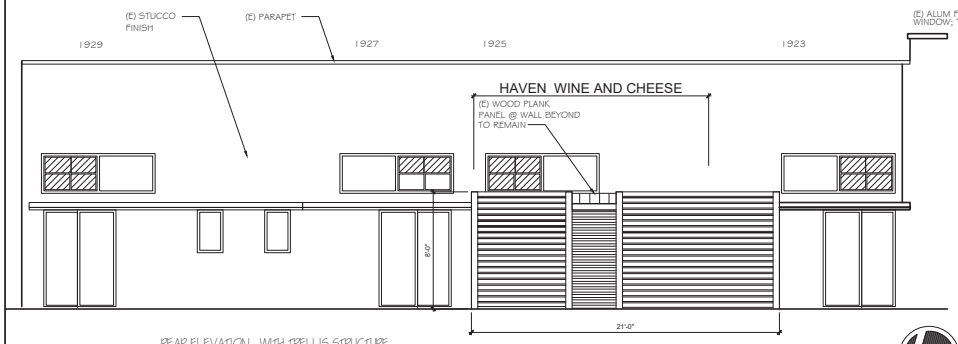
SECTION B-B



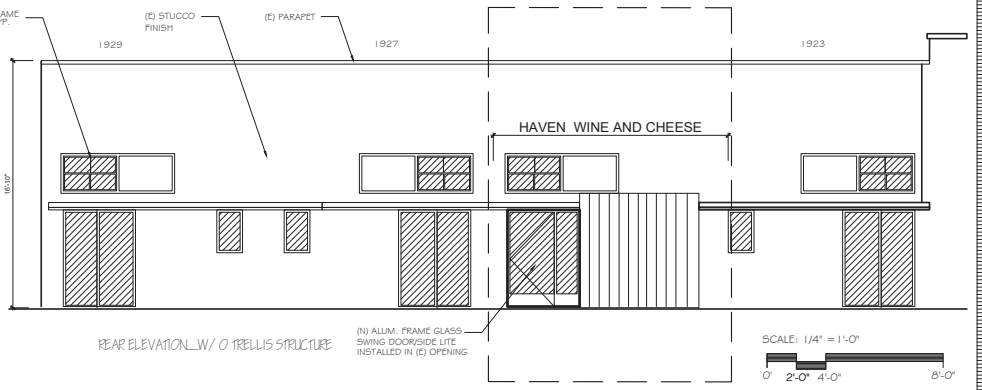
FRONT ELEVATION



REAR ELEVATION_EXISTING



REAR ELEVATION_WITH TRELLIS STRUCTURE



REAR ELEVATION_W/ O TRELLIS STRUCTURE

NORTH

SCALE: 1/4" = 1'-0"

0' 2'-0" 4'-0" 8'-0"

99 6th Avenue
San Francisco, CA 94118
T 415.939.4140
haightpatty77@gmail.com
PATRICIA HAIGHT ARCHITECTURE

HAVEN WINE AND CHEESE
EVE VINO LLC
1925 Menalo Avenue
Menlo Park, CA

BUILDING SECTIONS AND EXTERIOR ELEVATIONS

Revisions
Date: 07/24/2024
Mark:
Date: -
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Date: -
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Date: -
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Issue Date:
04/29/2024

Sheet #:
A1.4

July 25th, 2024

City of Menlo Park – Planning Division

701 Laurel Street, Menlo Park, CA 94025

Re: Use Permit Application for 1925 Menalto Avenue

Applicants: ERE VINO LLC; Samantha Hamlin & Lea Redmond

Address: 1925 Menalto Avenue, Menlo Park, CA 94025

APN: 062-366-150

Proposed Use: Restaurant - Haven Wine & Cheese

The applicants, Samantha Hamlin & Lea Redmond, long time Willows residents of over 20 years, hereby submit the attached Conditional Use Permit Application materials for their request to allow a change of use at the property located at 1925 Menalto Avenue.

Our Vision:

Imagine this: as you wander through the quaint streets of the Willows, your attention is drawn to the captivating beauty of a space that feels like a warm hug. Enter Haven Wine & Cheese, a cozy haven created by two local moms, exuding charm and welcoming neighbors to indulge in something truly delightful.

More than just a place to grab a bite, it's a warm gathering spot designed to bring people together. Inside, you'll find a beautifully revamped space where every detail has been carefully considered to make your dining experience unforgettable.

Background:

Located in the City of Menlo Park's Commercial C-MU zone, the subject property is primed for restaurant use. With this in mind, the applicants envision Haven Wine & Cheese, to be a cozy establishment offering unique culinary and wine experiences. Their plan includes an innovative menu that includes tapas, lunch, dinner and brunch boards. They will also offer quarterly curated wine and/or cheese memberships, specialty food items, and engaging events like charcuterie board classes and wine talks by esteemed wine-makers. Additionally, they intend to host private gatherings. To facilitate these offerings, the applicants plan to secure a Type 41 Alcoholic Beverage Control license, specifically for "On-sale Beer & Wine – Eating Place."

The proposed Haven Wine & Cheese will be situated within one of the four suites of an existing single-story commercial building. The space, formerly a hair salon, encompasses approximately 1,693 square feet. This includes 953 square feet of interior shop space and an additional 740 square feet earmarked for outdoor dining.

Project Description:

Haven Wine & Cheese will undergo interior enhancements to create a new kitchen/food-prep area with a bar and table seating that can accommodate 38 dining guests (18 indoor dining seats and 20 outdoor dining seats). Outdoor dining, comprising 4 tables with 16 seats and a couch seating area (seats 4), will be available at the back of the restaurant's fenced-off patio area.

Adjacent to the subject lot, Café Zoe is also authorized to offer outdoor dining.

Haven's vision extends beyond mere culinary satisfaction; they aspire to be good neighbors as well. Acknowledging the significance of community harmony in the Willows area, proactive steps will be taken to ensure noise levels comply with city ordinances, preserving the tranquility of nearby residential spaces. Operating hours and staffing reflect a commitment to balance and sustainability, with doors opening from 11:00 am to 9:00 pm, Tuesday through Sunday. Noise levels will be kept within permissible limits, aligning with city ordinances for daytime hours.

The restaurant plans to have a maximum of 4 full-time staff during each shift (lunch, brunch, or dinner), along with one owner overseeing operations. Additional part-time employees will be hired as needed for busy nights and brunch service. Haven Wine & Cheese does not plan to exceed 10 total employees on payroll, inclusive of full/part-time & seasonal.

No exterior alterations are planned except for the replacement of the front entry door and rear sliding door with a swing door. Future permit applications will cover exterior signage.

Parking:

Parking is a crucial consideration, and we have implemented several strategies to mitigate potential parking issues:

The subject lot does not provide any conforming parking spaces fully on site. However, the property is served by 18 perpendicular parking spaces that are located partly on private property and partly on public right-of-way along the Menalto Avenue frontage, which also serve the other nearby parcels. Gilbert Avenue also provides a number of parallel parking spaces that may be used by patrons of these properties, although these are public spaces and not limited for use by the subject site only.

There are currently 2 bicycle racks located along Menalto Ave (see Site Plan on Sheet A0.1) that provide a maximum of 18 bicycles to be parked at the racks.

On-Site Parking Utilization

While the subject lot does not provide conforming on-site parking spaces, the rear shared parking area for the entire lot is utilized by employees, freeing up street spaces for business patrons. Although not conforming, this area effectively serves the parking needs of the businesses. The adjacent eight businesses that share the Right of Way parking have peak demand times that for the most part will not overlap significantly with what is projected for Haven.

Note also that there will be infrequent unloading activity for the restaurant's materials. But as the unloading is infrequent, it can be easily managed together with the parking function by the tenants. Trash pickup is located at the end of the lot closest to the alley.

Off-Site Parking Options

Patrons can utilize parallel parking spaces on Gilbert Avenue, providing supplementary parking options.

Because the restaurant intends to serve the surrounding neighborhood, some customers may choose to walk or bicycle to the location. Café Zoe customers are parking their bicycles at the existing bicycle racks on Menalto Avenue from time to time. Customers who frequent the adjacent businesses may also become customers of the proposed restaurant. It's also possible that some Haven employees will commute to the site using alternative modes of transit, family drop-off, and pick up at work, thereby reducing parking demand.

Back Patio & Partnership with Studio 650

The rear patio area for Haven Wine & Cheese will overlap with the back patio space of Studio 650, owned by Kate Lynn Roberts. This area includes a frosted bathroom window belonging to Studio 650, which is located within our patio space. To ensure privacy, the window can be updated to enhance its frosted quality if required. Additionally, the back door of Studio 650 is located outside of our patio area, ensuring that it will not be impacted.

We have discussed our plans with Kate Lynn and she is fully supportive of our project. We have shared our back patio design with her, walking her through the layout and discussing potential impacts. Kate Lynn has provided written confirmation of her support, which is attached to this letter. Also, one small change, in our original submission we described the project as having 18 indoor seats and 12 outdoors seats. We have updated our proposal to accommodate up to 20 - 4 tables and a couch area. We are still well within the 49 max when we include Haven employees, and less than what the previous applicants (sushi restaurant) proposed.

To further ensure smooth coordination and address any access concerns, we will implement the following measures:

Privacy Enhancements: The bathroom window will remain frosted, and if additional privacy is needed, we will work with Kate Lynn to update the window accordingly.

Access to Rear of Dance Studio: The back door of Studio 650, being outside our fenced patio area, will remain accessible and unaffected by our project. This ensures that the dance studio's operations will not be disrupted, and access for Studio 650 remains as is.

Ongoing Communication: We will continue to communicate with Kate Lynn and her instructors to ensure they are informed of any developments related to the patio project. Any concerns they might have will be addressed promptly to maintain a positive relationship and collaborative approach.

Written Approvals: We have obtained written approval from Kate Lynn, confirming her support for the rear patio arrangement and enclosure.

Conclusion:

The proposed Haven Wine & Cheese restaurant aims to cater to the residents of the surrounding Willows neighborhood, offering an exclusive culinary and wine adventure. By addressing parking concerns and showing dedication to the community, they are confident this endeavor harmonizes with the city's goals. The applicants are enthusiastic about establishing a dynamic culinary experience while also strengthening community bonds in their own neighborhood.

Please review the attached application materials and do not hesitate to contact us with any questions or additional information required.

Sincerely,

Samantha Hamlin & Lea Redmond
1925 Menalto Avenue
Menlo Park, CA 94025

With this application, we provide the following:

1. Multiple letters of support from Willows residents and neighboring tenants.

Any questions regarding the architectural plans or if there is a need for more information, please contact Patty Haight of Patricia Haight Architecture.

Dear City of Menlo Park,

We are Larry and Rachel Barasch who live at 206 Pope St. We have lived in the Willows for 28 years. We support Haven Wine and Cheese and believe it would be a great addition to the neighborhood. We LOVE Cafe Zoe and believe Haven Wine and Cheese would add another awesome community gathering place. Anything that brings community together is a good thing. Who doesn't love wine and cheese?

Best wishes,
Rachel and Larry Barasch

Cassie Wright
116 Chester St
Menlo Park, CA 94025
cassiew@stanford.edu
530-548-0872

May 01, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a long-term resident of Menlo Park and a recent resident of the Willows, I deeply appreciate the spirit of our new neighborhood, characterized by its close-knit community and vibrant local businesses. I have also been sad to see the commercial vacancies on Menalto, hoping to see them taken up by small business ventures that will preserve the local community and culture. I can't tell you how excited I was to hear my own neighbor was developing plans to open up a shop on Menalto, and was thrilled when I heard about her business plan. Many times I have spoken with neighbors and learned of a broad desire for a place where the community can go to unwind and relax. I have full confidence Haven Wine & Cheese promises to build upon the Willow neighborhood's close-knit community-forward foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

Having had the opportunity to review the Use Permit Documents provided by the owners of Haven Wine & Cheese, I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the cultural fabric of our community but also contribute positively to the local economy. Their vision for Haven understands the needs and desires of our neighborhood, and
I wholeheartedly believe that Haven Wine & Cheese will enrich our community. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike. In fact, my friends and I are already talking about how excited we are to have a local place to commune in the evenings where we can build community and support local business.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

Cassie Wright

Karen Xu
812 Woodland Ave
Menlo Park, CA 94025
karenxu74@gmail.com
+1 415 290 4504

May 3rd, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that will become a welcomed addition to our community here in the Willows.

As a 14-year resident of the Willows, I have experienced the close-knit and vibrant spirit of our neighborhood and its local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses, and a nice meal in a welcoming and delightful atmosphere.

After reviewing their Use Permit documents, I am impressed by their thoughtful planning and commitment to creating a space that will enhance our community and contribute positively to the local economy. Their vision for Haven reflects an understanding of our neighborhood's needs and desires, and I have no doubt that their business will be a valuable asset to the Willows.

Haven Wine & Cheese will enrich our community by providing a gathering place for residents to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident it will become a beloved destination for residents and visitors alike.

Thank you for considering my endorsement. Please do not hesitate to contact me if you have any questions or need further information.

Warm regards,

Karen Xu

Erika & Aleks Movsesyan
704 Arnold Way
Menlo Park, CA 94025
erikalouie@gmail.com

May 3rd, 2024

To Whom it May Concern,

We are delighted to endorse Haven Wine & Cheese, an exciting new establishment poised to enrich our community in the Willows.

As a ten-year resident of the Willows, with two children in local schools, I have deeply appreciated the strong community spirit and thriving local businesses that make our neighborhood remarkable. The introduction of Haven Wine & Cheese is a wonderful opportunity to enhance this vibrant community. It will provide a cozy and lively space for friends and neighbors to enjoy a selection of fine wines, artisanal cheeses, and delightful meals.

After reviewing the documents related to their Use Permit, I am particularly impressed by their detailed planning and dedication to integrating seamlessly into our community fabric, while also boosting the local economy. Haven's vision clearly aligns with our community's needs and aspirations, making it a promising addition to the Willows. This dedication to both social and environmental aspects of community wellbeing illustrates Haven's intent to be more than just a business, but a valuable community partner.

I am confident that Haven Wine & Cheese will become a cherished gathering spot where our residents can relax, socialize, and appreciate the offerings of local artisans. I eagerly anticipate the opening of this charming venue and am sure it will soon be a favorite among both locals and visitors.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,



Erika & Aleks Movsesyan

BethAnn Goldberg
104 Gilbert Ave / 311 Central Ave
Menlo Park, Ca 94025
bethann@studiocake.com
650.575.5700

May 3, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for 20 years and a local business owner for 16, I have had the pleasure of serving our neighborhood as both an active neighbor and engaged business owner. I have seen firsthand what happens in our little neighborhood when local business takes root and grows, both economically and socially. It brings life and health to our community!

I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and vital business neighbor. I am confident that it will quickly become a beloved destination for residents and visitors alike. I have no doubt that their business will be a valuable asset to the Willows.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

BethAnn Goldberg
Owner, Studio Cake
Neighbor, 311 Central Ave

May 4, 2024

Menlo Park City Council and Planning Department
Laurel Street
Menlo Park, CA, 94025

Re: Use Permit for Haven Wine & Cheese

Dear Council Members and City Staff:

I would like to express my hearty support of the addition of Haven Wine and Cheese to the Menalto Shopping center in the Willows. It will bring a much-needed business, which will provide an easy gathering space and help build community. Our neighborhood is long overdue for this sort of space. While Café Zoe provides gathering during daytime hours Haven Wine and Cheese will provide an evening destination, and a nice adult escape.

I have reviewed the plans and am impressed with the thoughtful consideration to provide for such a pleasant space. We are fortunate that the owners have chosen our neighborhood for this business.

My husband and I have resided in the Willows for over 35 years and use the local businesses frequently. This is a welcome addition, which we can't wait to visit.

Sincerely,

Michelle Furbershaw
214 Pope Street
Menlo Park, CA 94025
furber@pacbell.net
650-996-0373

Sandy & Leon Chen]
209 Lexington Dr.
Menlo Park, CA 94025
Sandychen75@gmail.com / leeonchen@gmail.com
408.242.9572 / 650.804.0111

May 4, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Havėn Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for the past 15 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

Having had the opportunity to review some of the documents for their Use Permit, I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

Sandy & Leon Chen

Scanned with CamScanner

Linda Herreshoff
205 Pope Street
Menlo Park, CA 94025
4siddhi@gmail.com
650-380-1814

May 5, 2024

To: City of Menlo Park

May 5, 2024

Good People,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for more than 25 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

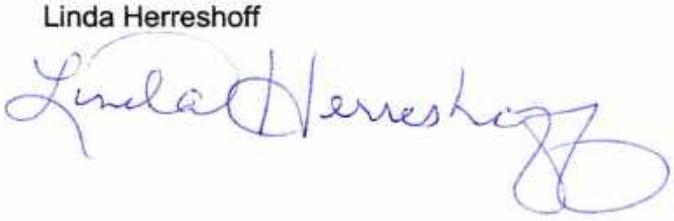
I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

My household has yearned for a new gathering place that is an easy walk from our home. I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

Linda Herreshoff



Beth Philbin
324 Central Ave.
Menlo Park, CA 94025
bethphilbin@gmail.com
650-218-9833

5/5/24

To Whom It May Concern,

A lifelong resident of the Willows for 26 years, I'm writing to express my strong support for Haven Wine & Cheese. This new venture promises to be a fantastic addition to our community. Over the years, I've seen the Willows flourish with its tight-knit spirit and diverse local businesses. Haven Wine & Cheese perfectly aligns with this by creating a space for friends and neighbors to gather over hand-selected wines, artisanal cheeses, and delicious meals in a warm and inviting atmosphere.

I had the chance to review the Use Permit documents and was impressed by Haven's meticulous planning. Their commitment to creating a space that strengthens our community and bolsters the local economy is commendable. Their vision clearly reflects an understanding of what the Willows needs, and I have no doubt they'll become a valuable asset.

Haven Wine & Cheese will enrich our neighborhood by providing a much-desired local gathering place for residents to relax, socialize, and support local artisans. I'm thrilled about the prospect of this charming establishment and believe it will quickly become a favorite for both residents and visitors.

Thank you for considering my strong support. Please don't hesitate to contact me for any questions or additional information.

Warm regards,



Beth Philbin

Jordan Gruber
205 Pope Street
Menlo Park, CA 94025
jordansgruber@gmail.com
650-465-3458

May 5, 2024

To: City of Menlo Park

May 5, 2024

Good People,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

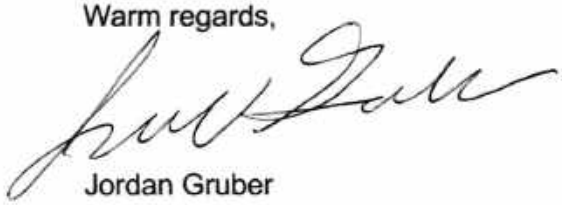
As a resident of the Willows for more than 30 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

My household has yearned for a new gathering place that is an easy walk from our home. I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,



Jordan Gruber

Mitchel Slomiak
205 Pope Street
Menlo Park, CA 94025
mslomiak@comcast.net
650-380-2326

May 5, 2024

To: City of Menlo Park

May 5, 2024

Good People,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for nearly 30 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

My household has yearned for a new gathering place that is an easy walk from our home. I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

Mitchel Slomiak

Mitchel Slomiak

Diana Gruber
205 Pope Street
Menlo Park, CA 94025
4siddhi@gmail.com
650-380-1814

May 5, 2024

To: City of Menlo Park

May 5, 2024

Good People,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for nearly 25 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

My household has yearned for a new gathering place that is an easy walk from our home. I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,

Diana Gruber



Matt Burr
125 Oak Ct.
Menlo Park, CA 94025
mburr93@gmail.com

May 6, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for 2 years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming and convivial atmosphere.

Having had the opportunity to review some of the documents for their Use Permit, I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Warm regards,



Matt Burr

Alice Valentine
211 Pope St
Menlo Park, CA 94025
Alicevalentine@rocketmail.com
650-207-8908

May 6, 2024

To Whom it May Concern,

I am writing to express my enthusiastic support for Haven Wine & Cheese, a new venture that is set to become a welcomed addition to our community here in the Willows.

As a resident of the Willows for thirty years, I have had the pleasure of witnessing firsthand the spirit of our neighborhood, characterized by its close-knit community and vibrant local businesses. Haven Wine & Cheese promises to build upon this foundation by offering a unique space where friends and neighbors can gather to enjoy hand-selected wines, artisanal cheeses and a nice meal in a welcoming atmosphere.

Having had the opportunity to review some of the documents for their Use Permit, I am impressed by their thoughtful planning and commitment to creating a space that will not only enhance the fabric of our community but also contribute positively to the local economy. Their vision for Haven reflects an understanding of the needs and desires of our neighborhood, and I have no doubt that their business will be a valuable asset to the Willows.

I wholeheartedly believe that Haven Wine & Cheese will enrich our community by providing a gathering place where residents can come together to unwind, socialize, and support local artisans. I am excited about the prospect of having such a charming establishment in our neighborhood and am confident that it will quickly become a beloved destination for residents and visitors alike.

Thank you for considering my request, and please do not hesitate to reach out if you have any questions or need further information.

Best,
Alice Valentine

Christina Vitale
211 Chester St.
Menlo Park, CA 94025

May 7, 2024

To Whom It May Concern,

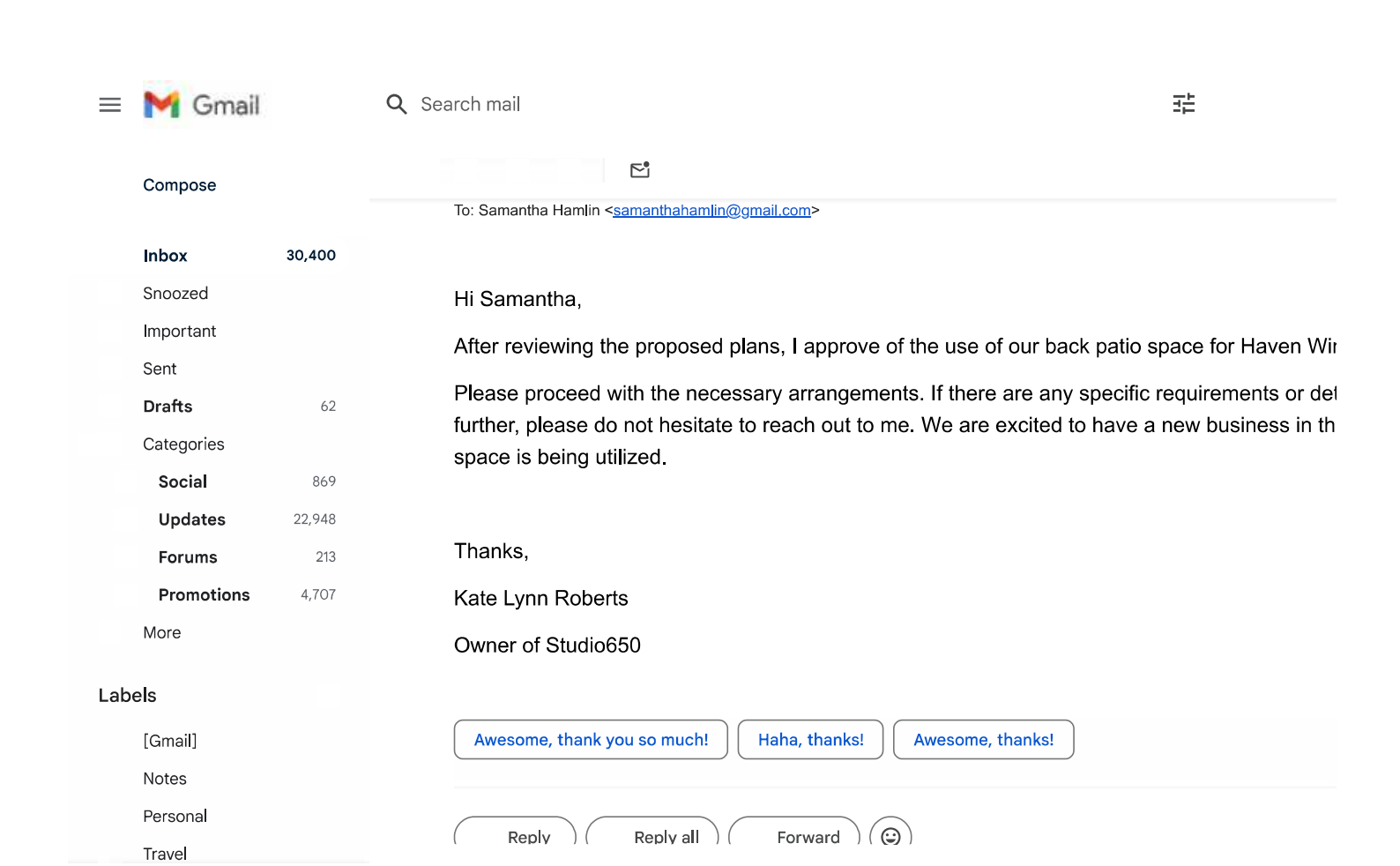
This letter is in support of Haven Wine & Cheese joining our Willows community. I have lived in the Willows neighborhood for 15 years. For the first 5 of those years, I resided in a home directly across from the shopping area which will house Haven Wine & Cheese. The Willows neighborhood is a unique one with respect to the strong sense of community that we have and the Willows shops serve to strengthen this bond between neighbors.

Haven Wine & Cheese will be a wonderful addition to the Willows providing a venue for neighbors to convene. I strongly suspect it will draw patrons from outside of the neighborhood, as well. I know of many individuals in addition to myself who are very excited about the potential for this establishment to come to the Willows.

Thank you for considering my request.

Warm regards,

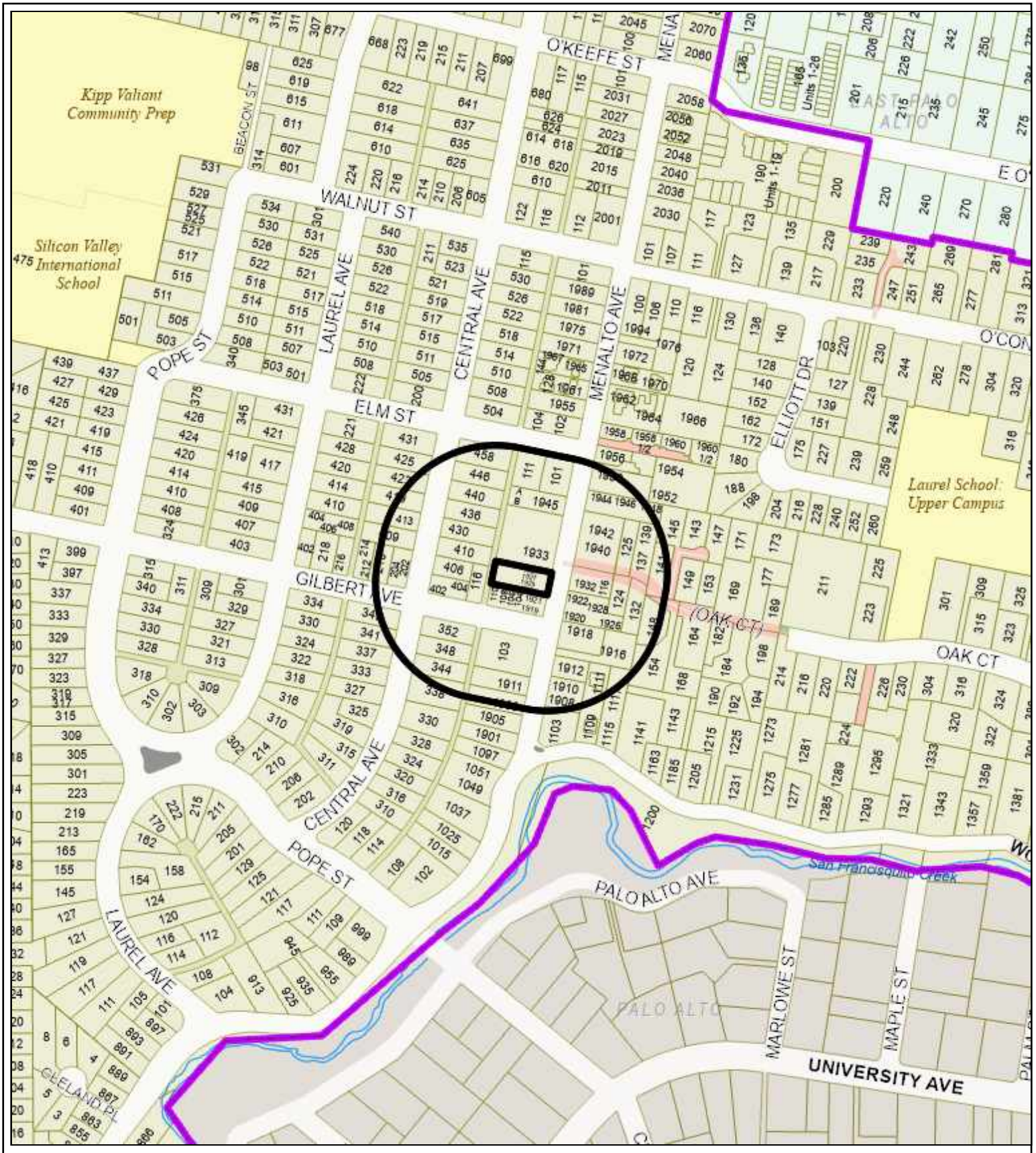
Christina Vitale


Gmail
Search mail
Compose
Inbox 30,400
Snoozed
Important
Sent
Drafts 62
Categories
Social 869
Updates 22,948
Forums 213
Promotions 4,707
More
Labels
[Gmail]
Notes
Personal
Travel
To: Samantha Hamlin <samanthahamlin@gmail.com>
Hi Samantha,
After reviewing the proposed plans, I approve of the use of our back patio space for Haven Wi
Please proceed with the necessary arrangements. If there are any specific requirements or de
further, please do not hesitate to reach out to me. We are excited to have a new business in th
space is being utilized.
Thanks,
Kate Lynn Roberts
Owner of Studio650
Awesome, thank you so much!
Haha, thanks!
Awesome, thanks!
Reply
Reply all
Forward

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
1925 Menalto Avenue	PLN2024-00016	Lea Redmond and Samantha Hamlin	Ramiro and Claudia Chavez Trust

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions**:**
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 12, 2025) for the use permit to remain in effect.
   b. Any citation or notification of violation by the ABC will be grounds for considering revocation of the administrative permit.
   c. Development of the project shall be substantially in conformance with the plans prepared by Patricia Haight Architecture, consisting of six plan sheets, dated received July 25, 2024, and the applicant's project description letter, dated received July 25, 2024, and approved by the Planning Commission on August 12, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   d. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   e. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   f. Prior to building permit issuance, if applicable, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   g. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   h. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
   i. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park

Location Map
1925 Menalto Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: MAP | Checked By: TAS | Date: 8/12/2024 | Sheet: 1

Pruter, Matthew A

From: Lusann Yang <lusann@gmail.com>
Sent: Saturday, June 1, 2024 7:54 PM
To: Pruter, Matthew A
Subject: Type 41 license at 1925 Menalto

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi there!

I live at 1143 Woodland Ave and I just want to say I'm delighted that someone is applying for an alcohol license at 1925 Menalto. I have so been enjoying Friday nights at Cafe Zoe, and I really hope our little strip mall keeps getting more lively!

Best,
Lusann

Pruter, Matthew A

From: [redacted]
Sent: Wednesday, June 5, 2024 12:41 PM
To: Pruter, Matthew A
Subject: Comments Regarding the Application Submittal Notice at 1925 Menalto Avenue

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Mr. Pruter,

This email is in response to the notice we received regarding the Application Submittal for a Type 41 license from the State Department of Alcoholic Beverage Control for onsite alcohol service (beer and wine) for a proposed full-service restaurant at 1925 Menalto Avenue in the Willows neighborhood of Menlo Park.

I am the Trustee for the property located at 1945 Menalto Avenue, which borders on the parking lot for the La Hacienda Market at 1933 Menalto Avenue. My concerns focus on the safety and quantity of parking spaces available in the immediate area for patrons of what aspires to be a full service restaurant.

The existing commercial building includes, in addition to the La Hacienda Market, 6 other businesses at 1919, 1921, 1923, 1925, 1927 and 1929 Menalto Avenue (1919 is currently vacant and available for lease). In front of those 6 businesses there are a total of 9 parking spaces. In front of La Hacienda Market, there are 6 parking spaces with a sign that those spaces are only for patrons of La Hacienda Market. The entire parking lot next to La Hacienda also is only for customers of the market. If the proposed restaurant is to thrive, there needs to be more parking spaces designated for the portion of the building that excludes the Market. There potentially could be additional spaces in the back of the building that would be accessible from the alley that runs from Gilbert to Elm Street. According to the Application Submittal Notice, the applicants for the restaurant would like to use the spacious rear concrete patio for outdoor dining. Parking spaces could be created between the patio and the alley, but there would absolutely need to be a substantial barrier such as sturdy bollards between the parking spaces and the patio to prevent potentially catastrophic accidents with drivers confusing the brake and accelerator pedals in their cars.

I make this observation from bitter experience with the parking lot of La Hacienda Market, which has only small curb stops at the parking spaces along the fence that separates the parking lot from 1945 Menalto Avenue. On January 30 2023 at 9:30 in the evening, a customer of the market drove her car clear over the curb stop, through the fence and through the front wall of the rear unit at 1945 Menalto Avenue, making the unit totally uninhabitable. The tenant was at home and fortunately was working on his computer on the opposite side of that room. Had his computer been located just inside the front wall, he would have been seriously injured, if not killed. As it was, he was essentially evicted through this accident and reconstruction of the unit (with permits, architectural drawings, etc.) required nearly 10 months at a substantial loss to the owners of the property. In addition to this disaster, two other drivers also rammed and damaged the fence during 2023. In November of 2023 we sent a letter to the owner of La Hacienda Market asking him to erect bollards at the parking spaces along the fence in view of the obvious danger posed by some drivers, but unfortunately our request was ignored.

To reiterate, then, we would like to see more valid parking spaces for the businesses in the commercial building with addresses 1919-1929 Menalto Avenue. We urge you to require substantial bollards be erected between any parking spaces and areas where patrons of the businesses may gather. We also wish to have bollards required along the fence that separates the La Hacienda parking lot from the residential building at 1945 Menalto Avenue to avert future catastrophes.

Sincerely,

[redacted] Trustee

June 5, 2024